


# Home For Sale by Owner

1403 Canal Shore Drive, Le Claire, IA 52753



**\$921,500**

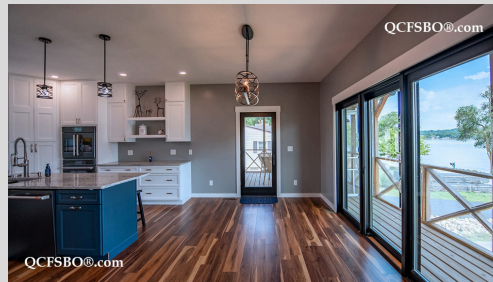
 John & Brandi Ahlers

 563-349-9827 or 569-370-7377



Scan this QR code for more information and additional photos

**Listing ID: DVL90FG**



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## Property Highlights

- Lot Size .70 Acre
- Built in 2022
- 2 Story
- 2,882 sqft Main
- 3,982 sqft Total
- 4 Bedrooms
- 2.5 Bathrooms
- Walk-out basement
- Main Level Laundry
- Walk-in Closet
- Fireplace
- Retractable Screens
- Cathedral Ceilings
- Radon Mitigation
- Double Vanity
- Ring Security Lights/Camera
- Eat-in Kitchen
- Breakfast Bar
- 2 Walk-in Pantries
- Water Softener
- Reverse Osmosis H2O Filter
- Kitchen Appliances Included
- Central HVAC
- Screened-in Porch

## View with High Def 3D Virtual Tour

Priced \$100,000.00 Below assessed value. No Flood Insurance Needed. A zero-step entry greets you as you enter this stunning light-filled home with beautiful river views from nearly every room. The oversized garage with epoxy finished floor includes radiant floor heat and mini split heat/air control. Outside enjoy the convenience of a fenced backyard, stamped patio, RV parking with 50 AMP service hookup. A 28X30 pole building with concrete floors and electrical service with an attached 11X33 lean-to. Boat dock and hoists are included if still available. A true river front dream home!!