



# 805 4th St, Parkersburg, IA 50665

\$225,000 | 4 bd | 2 ba | 2,220 sqft

Enjoy this classic designed 2 story with all the modern amenities. This one was built after 2008 but still enjoys a lot of the benefits of the classic home. Main level features a large kitchen, large Living room, formal dining room and a bonus room that could be main level bedroom or a great work from home office. The upper level features 2 nice bedrooms with a bath and also a Master suite with large bath and walk-in closet. The lower level is framed up and ready to finish. The lot is a double lot with plenty of room to spread out. Come check this one out and get ready to enjoy Parkersburg.

Financing Notes	CONV Fixed Rate	CONV Fixed Rate	CONV Fixed Rate
Sales Price	\$225,000	\$225,000	\$225,000
% Down	5.00%	10.00%	20.00%
First Loan	\$213,750	\$202,500	\$180,000
Term	30 Years	30 Years	30 Years
Rate	4.750%	4.750%	4.750%
APR*	4.983%	4.978%	4.815%
CASH TO CLOSE			
Down Payment	\$11,250	\$22,500	\$45,000
Closing Costs	\$2,226	\$2,226	\$2,226
Prepays/Impounds	\$2,700	\$2,673	\$2,581
<b>Total \$ Required</b>	<b>\$16,176</b>	<b>\$27,399</b>	<b>\$49,807</b>
HOUSING EXPENSE			
First Loan P & I	\$1,115	\$1,056	\$939
Taxes, Ins & MI	\$568	\$564	\$515
<b>Total Monthly Pmt</b>	<b>\$1,683</b>	<b>\$1,620</b>	<b>\$1,454</b>

\*APR = Annual Percentage Rate

**Gordie Sorensen**  
Realtor

☎ 319-266-7100  
☎ 319-269-1164  
✉ twinpower.gordie@gmail.com



ReMax Home Group  
4800 University Ave  
Cedar Falls IA 50613

**Angie Rael**  
Mortgage Loan Originator  
NMLS #638721

☎ 319-236-5617  
☎ 319-415-5641  
✉ AngelaKR@Veridiancu.org



Veridian Credit Union  
3621 Cedar Heights Dr  
Cedar Falls IA 50613



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