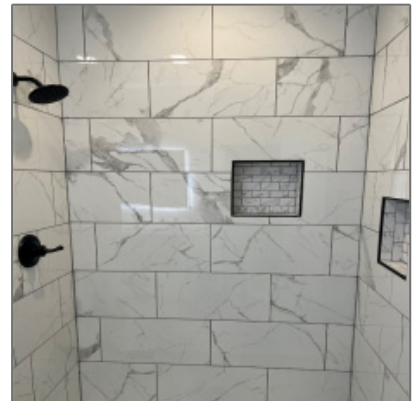
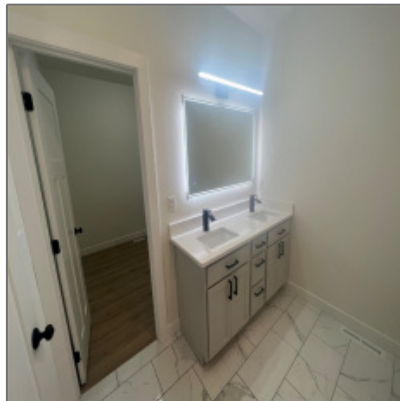




# Residential For Sale

3,085 Sqft - 1356 Hickory Ridge Drive, Marion, Iowa  
52302



## Description

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Want to get in a new home with instant equity!? This is it! Ask about builder down payment/closing credit! 2022 Fall Parade of Homes House! 9 and 10 foot ceilings, 5 bedrooms, 3 full bathrooms, theater room, wet bar, 900+ sq ft heated garage with 2 drains, 12 foot ceilings and a service door. Covered no maintenance porch, central vacuum, 1,350 sq ft BASEMENT that could be a wonderful mancave/famcave! The basement also features a tornado/storm bunker, and more! Come see the newest parade builders smart home touches and open concept design!

## Property [Description](#)

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## Basic [Details](#)

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Property Type:	<b>Residential</b>
Listing Type:	<b>For Sale</b>
Listing ID:	<b>2208576</b>

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Price:	<b>\$560,000</b>
Beds:	<b>5</b>
Total Full Baths:	<b>3</b>
Baths:	<b>3</b>
Half Bathrooms:	<b>0</b>
Square Feet:	<b>3,085 Sqft</b>
Construction Year:	<b>2022</b>
Lot Size:	<b>0.30 Sqft</b>
Country:	<b>US</b>
State:	<b>IA</b>
County:	<b>Linn</b>
City:	<b>Marion</b>
Zipcode:	<b>52302</b>
Status Category:	<b>Active</b>

## Features

✓	Heating Fuel:	Forced Air, Gas
✓	Cooling System:	Central Air
✓	Parking:	Garage, Heated Garage, Garage Door Opener
✓	Basement:	Full
✓	Exterior:	Sprinkler/irrigation
✓	New Construction	
✓	Interior:	Kitchen/dining Combo, Central Vacuum, Bath In Master Bedroom, Main Level Master
✓	Possession:	Negotiable

## Address [Map](#)

Street:	<b>1356 Hickory Ridge Drive</b>
Floor Number:	<b>0</b>
Longitude:	<b>W92° 22' 37.6"</b>

Latitude: **N42° 4' 46.5"**

## More [Information](#)

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Office Name: **Pinnacle Realty LLC**

Elementary School: **Echo Hill**

Jr./Middle School: **Oak Ridge**

High School: **Linn Mar**

Virtual Tour: [Click here](#)

Directions: **Alburnett Road to Cedar Springs, right in Hickory Ridge**

Lot Dimensions: **Irregular**

LA1Agent Logon Name: **CantrellHerv121**

LA1Agent First Name: **Herve**

LA1Agent Last Name: **Cantrell**

LO1Main Office ID: **CPINN**

PriceChangeTimestamp: **11-18-2022**

## Agent Information

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Name: Herve Cantrell  
Office: Pinnacle Realty LLC

## Additional Details

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Cooling System: Central Air  
Basement: Full  
Exterior: Sprinkler/irrigation  
New Construction:  
Interior: Kitchen/dining Combo, Central Vacuum, Bath In Master Bedroom, Main Level Master  
Possession: Negotiable  
Listing Date: 09/16/2022  
Directions: Alburnett Road To Cedar Springs, Right In Hickory Ridge  
Lot Dimensions: Irregular