



203 Alvarado Ave, Cedar Falls, IA

\$559,900 | 5 bd | 3.5 bath



Set on a stately cul-de-sac in Cedar Falls, this thoughtfully updated two-story home offers the kind of space and layout that adapts beautifully to modern family living, entertaining, and everyday comfort. From the moment you arrive, the setting feels established and welcoming, with an oversized three-stall attached garage and a sense of privacy that comes with a tucked-away location. Stepping through the front door reveals a main level that has been immaculately refreshed with new flooring, fresh paint, updated lighting, quartz countertops, and more. The result is a bright, polished interior that feels current without losing warmth. The main living areas connect with an easy flow, creating room for both busy weekdays and relaxed evenings at home. For those needing dedicated flex space, the main-floor office offers an ideal solution,



Financing Notes	CONV Fixed Rate	CONV Fixed Rate	CONV Fixed Rate
Sales Price	\$559,900	\$559,900	\$559,900
% Down	5.00%	10.00%	20.00%
First Loan	\$531,905	\$503,910	\$447,920
Term	30 Years	30 Years	30 Years
Rate	5.750%	5.750%	5.750%
APR*	5.985%	5.979%	5.817%
CASH TO CLOSE			
Down Payment	\$27,995	\$55,990	\$111,980
Closing Costs	\$2,522	\$2,522	\$2,522
Prepays/Impounds	\$6,961	\$6,818	\$6,432
Total \$ Required	\$37,478	\$65,330	\$120,934
HOUSING EXPENSE			
First Loan P & I	\$3,104	\$2,941	\$2,614
Taxes, Ins & MI	\$941	\$930	\$808
Total Monthly Pmt	\$4,045	\$3,870	\$3,422
*APR = Annual Percentage Rate			

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