

807 Bluff St, Cedar Falls, IA 50613

\$272,900 | 3 bd | 2.5 bath



Financing Notes	CONV Fixed Rate	CONV Fixed Rate	CONV Fixed Rate
Sales Price	\$272,900	\$272,900	\$272,900
% Down	5.00%	10.00%	20.00%
First Loan	\$259,255	\$245,610	\$218,320
Term	30 Years	30 Years	30 Years
Rate	5.875%	5.875%	5.875%
APR*	6.127%	6.121%	5.962%
CASH TO CLOSE			
Down Payment	\$13,645	\$27,290	\$54,580
Closing Costs	\$2,397	\$2,397	\$2,397
Prepays/Impounds	\$3,931	\$3,860	\$3,670
Total \$ Required	\$19,973	\$33,547	\$60,647
HOUSING EXPENSE			
First Loan P & I	\$1,534	\$1,453	\$1,291
Taxes, Ins & MI	\$473	\$467	\$408
Total Monthly Pmt	\$2,006	\$1,920	\$1,699

*APR = Annual Percentage Rate

Welcome to this beautiful cottage-style home in one of Cedar Falls' most desirable neighborhoods, just a short walk from the charm of Main Street. Offering 3 bedrooms, 2.5 bathrooms, and over 2,000 square feet of thoughtfully designed living space, this property blends character with modern convenience. Inside, you'll find an inviting layout with numerous updates throughout. The highlight is the impressive master suite addition, complete with a spacious bedroom, main-floor laundry, and a private connected bathroom. A set of doors provides direct access to the patio, extending the suite into the serene outdoor space—perfect for quiet mornings or winding down at the end of the day. The kitchen and living areas flow seamlessly, creating a comfortable environment for everyday life and gatherings alike. Upstairs, two additional bedrooms and a half bath provide plenty of room for family, guests, or a home office.

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