



4120 Wynnewood Dr, Cedar Falls, IA

\$659,900 | 5 bd | 4 bath



Set within a quiet Cedar Falls neighborhood, this ranch-style home makes a confident first impression with its balanced proportions and sense of intention. From the moment you arrive, there's a feeling that this is a home designed to work well—inviting, comfortable, and thoughtfully updated for how people actually live today. Stepping through the front door, the layout opens naturally, drawing you into the main living spaces without wasted transitions. The open floor plan creates an easy rhythm between the living area, dining space, and kitchen, allowing daily routines and gatherings to unfold without interruption. At the center of it all is a modern kitchen, designed as both a functional workspace and a place to connect. A substantial island anchors the room, offering space for meal prep, homework, or casual conversation.



Financing Notes	CONV Fixed Rate	CONV Fixed Rate	CONV Fixed Rate
Sales Price	\$659,900	\$659,900	\$659,900
% Down	5.00%	10.00%	20.00%
First Loan	\$626,905	\$593,910	\$527,920
Term	30 Years	30 Years	30 Years
Rate	5.625%	5.625%	5.625%
APR*	5.856%	5.850%	5.687%

CASH TO CLOSE			
Down Payment	\$32,995	\$65,990	\$131,980
Closing Costs	\$2,522	\$2,522	\$2,522
Prepays/Impounds	\$7,434	\$7,268	\$6,820
Total \$ Required	\$42,951	\$75,780	\$141,322

HOUSING EXPENSE			
First Loan P & I	\$3,609	\$3,419	\$3,039
Taxes, Ins & MI	\$997	\$984	\$840
Total Monthly Pmt	\$4,606	\$4,402	\$3,879

*APR = Annual Percentage Rate

Gerald Sorensen
Real Estate Agent

- ☎ 319.269.1168
- ☎ 319.266.7100
- ✉ twinpower.gerald@gmail.com



RE/Max 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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