

# WAYNEHANSEN

REAL ESTATE

4216 Main St. Elk Horn, Iowa 51531  
112 W Washington St. Exira, IA 50076

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1001 Chestnut St. Atlantic, IA 50022

List Price: **\$94,500**

Taxes: **\$1,982**

Year Built: **1920**

Square Feet: **1,561**

Lot Size: **50' x 140'**

School District: **Atlantic**

County: **Cass**

Exterior: **Vinyl, Brick**

Roof: **Asphalt (2014)**

Garage: **Detached**

Bedrooms: **3**

Baths: **1.5**

Furnace: **Forced Air**

AC: **Central Air**



Basement: **918 sf, finished rec room**

Fireplace: **Gas**

Avg. Utilities: **\$74/mo electricity,  
\$43.50 water & sewer (AMU)**

Out Buildings: **Shed**

Appliances: **Refrigerator, stove,  
microwave, dishwasher, washer and  
dryer**

Located right in the heart of Atlantic! This 1920 home has all the charm and space you're looking for - both inside and out! Upstairs you'll find a full bath, 2 bedrooms and large closets. The main floor has a 3rd bedroom, formal dining room, living room, kitchen and half bath. You'll find beautiful hardwood floors, built-in bookshelves and a gas fireplace in the dining room/living room area. The basement has plenty of room for storage and a finished family/rec room. The newly stained deck and firepit are ready for some entertaining. The corner lot has plenty of yard and the white picket fence adds to its curb appeal. And, don't worry about scraping icy windows this winter - park your car in the detached garage! Give Abby a call at 712-249-1311 for your personal tour!

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