

# WAYNEHANSEN

REAL ESTATE

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**1106 Broadway St. Audubon, IA 50025**

**List Price- \$110,000**

**Taxes- \$1,296**

**Year Built- 1946**

**Square Feet- 1,360**

**Lot Size- .33 acres (90' x 160')**

**School District- Audubon**

**County- Audubon**

**Exterior- Vinyl Siding**

**Roof- Asphalt**

**Fireplace- 1 wood burning**

**Bedrooms- 4**

**Baths- 1.5**

**Furnace- Forced Air, Gas (Lennox)**

**AC- Central Air (2018)**



**Basement- 1,088 SF, partially finished, walk-out access**

**Avg. Utilities- \$190/mo, gas & elec. (MidAmerican)**

**Out Buildings- Small garden shed**

**Appliances- Stove, dishwasher, refrigerator**

Four bedroom homes don't come along very often at this price point. 2 bedrooms are upstairs and 2 on the main floor. The full bath has been remodeled and there's a half bath in the basement. Large basement with room for a big family room on one side and the other half has storage room, laundry and door to get outside to the large backyard. ADT security is included. Call Abby at 712-249-1311 to set up a showing.

*Information is believed accurate, but not guaranteed by real estate company.*