

WAYNEHANSEN

REAL ESTATE

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

Wayne Hansen: (712) 249-1785
Kathi Kilworth: (712) 249-5233
Abby Rasmussen: (712) 249-1311
Office: (712) 764-7653
Fax: (712) 764-7654

305 Davenport St. Audubon, IA 50025

List Price- Reduced to \$78,500

Taxes- \$1,058

Year Built- 1963

Square Feet- 880

Lot Size- 80' x 50' (.09 acres)

School District- Audubon

County- Audubon

Exterior- Brick

Roof- Slate

Garage- Detached 2-car (18' x 24')

Bedrooms- 2

Baths- 1.75

Furnace- Forced Air, Lennox

AC- Central Air



**Basement- Full (880 square feet),
Partially finished**

Avg. Utilities- \$167/mo (gas, electric)

Water & Sewer- City

**Appliances- Refrigerator, stove,
microwave, washer, dryer, security
camera system**

Cute brick ranch! Lots of work has been put into getting this 2 BR brick ranch ready for the next owner. Fresh paint and vinyl plank flooring on the main floor. New toilet and some fixtures. Basement has been opened up, cleaned up and ready for whatever you need it to be - family room, game room, storage, office area. The privacy fence is newer and the inside of the 2-car garage has been sheetrocked and painted and updated electrical. Appliances and security camera system included! Contact Abby at 712-249-1311 for more details.

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

WWW.WAYNEHANSEN.COM