

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

308 1st Ave. Audubon, IA 50025

List Price- **Reduced to \$189,000**

Taxes- **\$3,112/yr (net)**

Year Built- **1974**

Square Feet- **1,550 (main floor)**

Lot Size- **75' x 150' (.26 acres)**

School District- **Audubon**

County- **Audubon**

Exterior- **Masonite & Brick**

Roof- **Asphalt (2-3 years)**

Garage- **Attached 2-car**

Bedrooms- **2 main/1 basement**

Baths- **5 pc; half bath; basement toilet**

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

AC- **Central Air**



Basement- **Full, 1,550 square feet, partially finished**

Avg. Utilities- **\$161/mo (gas/electric)**

Appliances- **Maytag: refrigerator, stove, microwave hood, dishwasher, washer and dryer, basement oven.**

Other: **water softener, sump pump**

Make your way into this sprawling, solid, ranch home with walk-out basement and a serene backyard. The 5-piece bathroom, main floor laundry, attached 2-car garage, storage and spacious bedrooms and living spaces make this home a no-brainer. Matching Maytag kitchen and laundry appliances are all included. Outside there are plenty of mature trees and extensive landscaping. Call Abby today to set up a tour at 712-249-1311.

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

WWW.WAYNEHANSEN.COM