

WAYNEHANSEN

REAL ESTATE

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405 2nd Ave. Audubon, IA 50025

List Price: **\$92,000**

Taxes: **\$1,772 (net)**

Year Built: **1971**

Square Feet: **1,232**

Lot Size: **50' x 150' (.17 acres)**

School District: **Audubon**

County: **Audubon**

Exterior: **Vinyl Siding**

Roof: **Asphalt**

Garage: **1 tucked under/1 in shed**

Bedrooms: **4 (2 up, 2 down)**

Baths: **1.75, plus shower and vanity**

Furnace: **Forced Air, Gas**

AC: **Central Air**



Basement: **Full, finished**

Avg. Utilities: **\$151/mo (gas, electric)**

Water & Sewer: **City**

Out Buildings: **Shed (heated)**

Appliances: **Stainless dishwasher, stove and microwave hood, refrigerator, washer and dryer**

Are you looking for a home to raise your growing family? Look no further! As you walk through the front door you'll find a large living room that flows into the semi-open concept kitchen with nearly all newer stainless steel appliances, painted white cabinets and large single tub sink that overlooks the remodeled dining room with modern shiplap and earthy laminate flooring. This ranch home has a master bedroom plus fully renovated en suite and main floor laundry plus another bedroom/office. Downstairs there are 2 more oversized bedrooms with giant closets, a bathroom with a vanity and a freshly tiled shower. It finishes off with a bonus room, more storage closets and a tuck under garage with walk-out door. Off the alleyway you've got a shed with a heated garage area and more storage. This one won't last long! Call Abby today at 712-249-1311.

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

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