

WAYNEHANSEN

REAL ESTATE

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415 S Division St. Audubon, IA 50025

List Price- Reduced to \$78,000

Taxes- \$1,036 (net)

Year Built- 1917

Square Feet- 1,864

Lot Size- .21 acres/60' x 150'

School District- Audubon

County- Audubon

Exterior- Vinyl Siding

Roof- Asphalt

Garage- Detached, 24' x 28' (1972)

Bedrooms- 3

Baths- 1.5

Furnace- Forced Air

AC- Window Unit



Basement- Full, unfinished (896 square feet)

Avg. Utilities- \$176 (gas/electric)

Water & Sewer- City

Appliances- Deep freeze, washer, dryer, stove, dishwasher (all sold as-is)

Character abounds in this 1917 farmhouse style home! All 3 bedrooms are upstairs with a large master that has double closets and has the stairs leading up to the attic/loft area that could be an incredible space finished off or just used for storage. There's also a full bath. The main floor has the eat-in kitchen, formal dining area, living room with built-in bookshelves, colonnades, and the beautiful open staircase with detailed craftsmanship. Basement has a rec area and then more storage and laundry area in the back half. The covered porch wraps around half the house and you have a 24' x 28' detached garage/workshop in the backyard. Contact Abby at 712-249-1311 for a viewing. *Information is believed accurate, but not guaranteed by real estate company.*

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