

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

502 Tracy St. Audubon, IA 50025

List Price- **\$105,000**

Taxes- **\$1,414**

Year Built- **1906**

Square Feet- **2,908**

Lot Size- **.30 acres/92'x 140'**

School District- **Audubon**

County- **Audubon**

Exterior- **Aluminum & Vinyl**

Roof- **Asphalt (New this summer!)**

Garage- **Detached 2-car**

Bedrooms- **5**

Baths- **2.5**

Furnace- **Forced Air**

AC- **Central Air**



Basement- **Full, unfinished (1,217 square feet)**

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

Water & Sewer- **City**

Appliances- **Stove, dishwasher, microwave hood, refrigerator**

Talk about a diamond in the rough! This home has so much natural beauty and potential, it's unbelievable! You'll be blown away at the size of the MBR on the main floor along with its bathroom and walk-in closet. The family room is also massive and features the most gorgeous open staircase, wooden ceiling beams, a gas fireplace and other built-ins. The more reserved kitchen has views of the backyard and large deck and the laundry room is close by. The formal dining area has beveled, glass pocket doors separating it from the family room. Upstairs has 4 more generously sized bedrooms plus a full bath. There are 2 vestibules, one at the front door and another on the north side. Spend time relaxing on the front porch swing or on the back deck. The 2 car garage and the home just received a brand new roof so you can focus on other updates and renovations. This could be your next forever home- updated just the way you want it! Contact Abby at 712-249-1311 for a tour of this old beauty!

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

WWW.WAYNEHANSEN.COM