

WAYNEHANSEN

REAL ESTATE

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609 Washington St. Audubon, IA 50025

List Price: **\$99,000**

Taxes: **\$1,962**

Year Built: **2001**

Square Feet: **1,176**

Lot Size: **50' x 150'/.18 acres**

School District: **Audubon**

County: **Audubon**

Exterior: **Vinyl Siding**

Roof: **Asphalt (2012)**

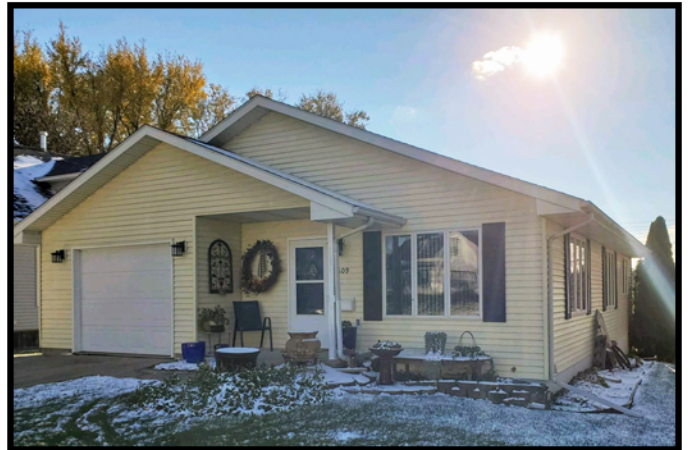
Garage: **Attached 1-car**

Bedrooms: **2**

Baths: **1.5**

Furnace: **Forced Air, Gas**

AC: **Central Air**



Basement: **Full, unfinished walk-out**

Avg. Utilities: **\$113/mo, MidAmerican gas and electric**

Water & Sewer: **City**

Appliances: **2019 black refrigerator, stove, microwave, dishwasher included; washer, dryer negotiable**

Efficient, one level living! This newer home is move-in ready and was built less than 20 years ago! Features include large master bedroom with walk-in closet and full bathroom with tub/shower, vaulted ceilings and new high-end, black kitchen appliances bought in 2019. New flooring throughout the home 2 years ago. Wide doorways and main floor laundry easily accommodate someone who may need handicap accessibility. The walk-out basement is ready for your finishing touches; it also includes a rough-in for a third bathroom. Electric water heater was installed in 2020, roof was put on in 2012. Come check out this fantastic home today! (Masks are required for all showings- thank you!) Give Abby a call at 712-249-1311 today.

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