

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

707 2nd Ave. Audubon, IA 50025

List Price: **Price Reduced to \$184,500**

Taxes: **\$2,278 (net 2019)**

Year Built: **1968**

Square Feet: **1,474**

Lot Size: **120' x 170' (.47 acres)**

School District: **Audubon**

County: **Audubon**

Exterior: **Steel, Stone**

Roof: **Asphalt**

Garage: **Attached 1-car**

Bedrooms: **4**

Baths: **1 3/4**

Furnace: **Forced Air**

AC: **Central Air (2018)**



Basement: **Full, finished (1,306 sq. ft.)**

Avg. Utilities: **\$93/mo, gas, electric**

Water: **City**

Sewer: **City**

Out Buildings: **Garden shed**

Appliances: **Refrigerator and stove (2 years), microwave, washer and dryer**

Cozy sunroom, double lot, large deck and attached garage- what more are you looking for? This 4 bedroom (plus one non-conforming) home has updated roof, gutters, siding, and AC unit as well as some appliances and flooring. The spacious MBR has double closets and laundry is on the main floor. Upstairs and downstairs boast large family room spaces. Enjoy the convenience of being just blocks away from the school and parks! Call Abby at 712-249-1311 to view this home today!

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