

WAYNEHANSEN

REAL ESTATE

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Address: 911 E Division St.
Audubon, IA 50025

List Price: Reduced to \$80,000

Taxes: \$1,954

Year Built: 1965

Square Feet: 1,040

Lot Size: .56 acres, double lot

School District: Audubon

Exterior: Vinyl

Roof: Asphalt

Garage: Detached 2-car

Bedrooms: 2 up, 1 non-conform.

Baths: 1 1/2

Basement: Full, partially finished

Furnace: Forced Air, gas (2003)

AC: Central Air



Fireplace: Gas

Avg. Utilities: \$161, gas and electric

Water: City

Sewer: City

Appliances: Dishwasher,
refrigerator, stove and microwave
hood

Property Information: Location! Location! Location! Come enjoy this 2 level Ranch style home that sits on the edge of town, but also close to the school, pool and parks! It comes with over half an acre so there's lots of room outside to garden or just play in the yard. Inside you'll find a semi-open concept kitchen and living room area with fireplace, 2 bedrooms and a full bath. In the walkout basement you get an open family/rec room area, another room that could be a non-conforming third bedroom with egress window, laundry room and half bath. The home has newer siding and vinyl windows and a deck overlooking the backyard. Call Abby at 712-249-1311 for your private tour!

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