

# WAYNEHANSEN

REAL ESTATE

4216 Main St. Elk Horn, Iowa 51531  
112 W Washington St. Exira, IA 50076

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**1925 Littlefield Dr. Exira, IA 50076**

List Price- **\$299,500**

Taxes- **\$3,056/yr**

Year Built- **2004**

Square Feet- **1,502**

Lot Size- **2.25 acres/2.15 net**

School District- **Exira-EHK**

Exterior- **Vinyl Siding**

Roof- **Asphalt (2022)**

Garage- **Attached 3-car**

Bedrooms- **4 (3 main floor)**

Baths- **2.75**

Furnace- **Forced Air, Propane**

AC- **Central Air**

Basement- **1,502 SF, partially finished**



Avg. Utilities- **\$250 electric (MidAm.)**

Water- **Well (Rural to be connected)**

Sewer- **Septic (Inspected July 2021)**

Out Buildings- **Corn crib, lean-to**

Appliances- **Negotiable**

Here's your rare opportunity to own a newer acreage on a paved road close to town. This 4 bedroom, ranch style home sits on over 2 acres and features a 3 car garage (added in 2017) and a huge backyard with plenty of room to have some animals or a wide open playing field. The master suite has 2 closets plus a bathroom with walk-in shower. Main floor has all been repainted in the last year as well as new carpet, some windows and the south side of the roof was just replaced. The new vinyl siding and gutters provide for easy outdoor maintenance. The kitchen features all newer stainless steel appliances and a closet/pantry that does allow for main floor laundry. The basement has a fun family room with a moveable bar- great for entertaining and a 4th bedroom with an egress window. There's loads of storage in the other half of the basement along with washer/dryer, another sink and shower, and stairs that lead to the garage for easy access. The house will be hooked up to rural water (currently well water) and has a private septic. This one is sure to be a crowd pleaser and won't last long! (All appliances are negotiable.) Call Abby today for a tour @ 712-249-1311.

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