

# WAYNEHANSEN

REAL ESTATE

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

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2308 300th St. Exira, IA 50076

List Price: **\$275,000**

Taxes: **\$898 (net)**

Year Built: **1923**

Square Feet: **1,820**

Lot Size: **10.97 acres (9.73 net)**

School District: **Exira-EHK**

County: **Audubon**

Exterior: **Wood**

Roof: **Asphalt (2015)**

Bedrooms: **4 (upstairs)**

Baths: **1 Full on Main, Shower/tub & toilet in basement**

Furnace: **Goodman (2021), Propane**

AC: **Central Air (2021)**



Basement: **Full walk-out (2008)**

Water: **Well (1 with easement, 1 not hooked up to house)** Sewer: **Septic**

Out Buildings: **Barn & Tack Shed**

Appliances: **Stainless Steel kitchen:**

**Oven, microwave hood, refrigerator,**

**dishwasher. Front load washer, dryer**

If you've been dreaming of living the country life in Iowa, this is likely the acreage for you! This traditional farmhouse was moved here in 2008 and set on top of a newly poured 9' tall, walkout basement. Upstairs has 4 bedrooms and a walk-up attic. Main floor has all new LVP flooring and carpet, a large 4 piece bathroom with jacuzzi-style tub, laundry room, LR/DR, eat-in kitchen (with room to expand it) and a pantry for all of your essentials. The basement is semi-finished and includes a second bathroom. Other improvements over the last 10 years include updated plumbing, electrical panel, HVAC system, reverse osmosis, septic system, roof and windows. Outside you have 2 large decks, a usable barn with loft and updated electrical, newer fencing, and a tack shed with wood-burner. Located just 2 miles East of Exira - what more could you ask for?

Call Abby today for a tour at 712-249-1311.

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

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