

# WAYNEHANSEN

REAL ESTATE

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

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102 S 2nd St. Kimballton, IA 51543

List Price: **Reduced to \$155,000**

Taxes: **\$1,622**

Year Built: **1960**

Square Feet: **1,902**

Lot Size: **12,500 sq. ft.**

School District: **Exira-EHK**

County: **Audubon**

Exterior: **Wood Siding**

Roof: **Asphalt**

Garage: **Attached 2-car**

Bedrooms: **3**

Baths: **2 1/2**

Furnace: **Forced Air, Natural Gas**

AC: **Central Air**



Basement: **Full**

Avg. Utilities: **\$52/mo budget billing  
Natural Gas, \$200/mo electric, water,  
sewer and trash**

Appliances: **Oven, refrigerator,  
dishwasher, microwave, washer and  
dryer**

Welcome home to this well kept ranch home with over 1,900 finished square feet on the first floor and over 1,900 square feet in the walk-out basement with room to park two cars, add more bedrooms, or a family room. With all the room the possibilities are endless! This home has 2 1/2 bathrooms, 3 bedrooms and 2 fireplaces for those chilly nights. There are 9 closets so there's lots of storage. The seller has done many updates over the years including new hot water heater in January, new carpet in living room, hallway, and bedroom in 2020, new double pane windows in 2017, new breaker box and 50 amp for RV added in 2017 and much more! Enjoy quiet living with evenings spent on the patio and lots of beautiful, established perennials. Call Kathi at 712-249-5233 to check out this property today!

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

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