WAYNE HANSEN

REAL ESTATE

4216 Main St. Elk Horn, Iowa 51531

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1403 Hwy 44, Audubon, IA 50025

List Price: Reduced to $345,000

Taxes: $2,234

Square Feet: 2,200

Year Built: 2012

Lot Size: 15.7 acres

School District: Audubon

Bedrooms: 2 plus 1 Non-Conforming

Baths: 3, Full

Basement: Full, Finished, Walk Out

Exterior: Steel

Roof: Steel

Furnace: Baseboard Electric, Wood Burning Stove

AC: Wall/Window Units

Garage: Attached 3-car, Oversized

Avg. Utilities: $90 electric

Water: Well

Sewer: Septic

Out Buildings: Shed

Appliances: Oven/Range, Refrigerator, Washer and Dryer

If you're looking for peace and serenity, you will appreciate this one of a kind property located on a hard surfaced road. You will find 16 acres m/l with lots of wildlife and a 1.5-acre pond stocked with bass and crappie, fenced in pasture, large established garden, a darling 16x32 garden shed and even root cellar. The house was built in 2012 with low maintenance and efficiency in mind, 2x6 walls, 16-18" blown-in insulation and preform insulated basement. With 2,200 sq. ft. of finished living area, the home has an open concept and a beautiful flow. The sellers use of reclaimed wood and tin was truly a vision! From the wood floors and beams to countertops. The main floor boasts a 12x30 enclosed breezeway garage entry with a 3/4 guest bath and laundry. The master bedroom has large walk in closet and ensuite bathroom. The basement has 1,000 sq. ft. of finished living area with a cozy family room and wood burning stove for those cold winter nights, two bedrooms, full bath and plenty of storage room. Enjoy the country view from the walk out basement while you relax on the patio during the warmer months. With this property, you will be able to store all your vehicles, toys and more in the 30x60 3-car garage with oversized bays. This is truly country living at its best. Call Kathi at 712-249-5233 to tour this property.