

WAYNEHANSEN

REAL ESTATE

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

Wayne Hansen: (712) 249-1785
Kathi Kilworth: (712) 249-5233
Abby Rasmussen: (712) 249-1311
Office: (712) 764-7653
Fax: (712) 764-7654

1478 200th St. Audubon, IA 50025

List Price- **Reduced to \$175,000**

Taxes- **\$1,378 (gross/yr)**

Year Built- **1957**

Square Feet- **1,320 (Main floor)**

Lot Size- **3.24 acres**

School District- **Audubon**

County- **Audubon**

Exterior- **Wood**

Roof- **Asphalt (New August 2023)**

Garage- **Detached 2-car**

Bedrooms- **3 (1 is non-conforming)**

Baths- **2 (1 Full Main, 3/4 basement)**

Furnace- **Boiler System (Propane)**

AC- **2 Window Units**



Basement- **Full, partially finished**

Avg. Utilities- **\$57 electric (MidAm.)**

Water- **Avoca Regional**

Sewer- **Septic (2020)**

Appliances- **Refrigerator, stove, microwave, dishwasher, washer, dryer, 1,000 gallon propane tank**

Brand new roof, country living and open concept kitchen/living room with updated LVP flooring throughout the main floor of this ranch. You'll want to spend time in this kitchen with the beautiful butcher block counters, large island and neutral colored cabinets. Clean up will be a breeze with the single basin sink and newer dishwasher. The wide hallway leads to the full bath with double vanity and 3 bedrooms (one non-conforming). You'll find plenty of closets and built-ins along the way. Basement leaves lots of possibilities for more living space and there's a second bath. Outside you have a great mix of trees, views and yard space, plus a patio and a 2-car garage. Located just 3 miles west of the Audubon golf course. Contact Abby at 712-249-1311 for more details!

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