

# WAYNEHANSEN

REAL ESTATE

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Address: 1807 190th St.  
Audubon, IA 50025  
List Price: Reduced to \$129,900  
Taxes: \$1,505 Gross/\$1,366 Net  
Year Built: 1962  
Square Feet: 1,362  
Lot Size: 161' x 150'/.55 Acres  
School District: Audubon  
Exterior: Brick  
Roof: Asphalt, partial new 2010  
Garage: Attached 2-car  
Bedrooms: 2 Main, 1 Basement  
Baths: 2 1/2  
Basement: Full, partially finished  
Furnace: Forced Air, Gas  
AC: Central Air



Fireplace: None  
Avg. Utilities: \$138/mo., gas, elec.  
Water: City  
Sewer: Septic  
Out Buildings: Garage/Shop  
Appliances: Upstairs washer/dryer and dishwasher included.  
Negotiable: refrigerator, stove and shop air compressor

Property Information: So many updates to mention on this 3 bedroom brick ranch just on the outskirts of town! Since 2006, solid oak floors have been installed on the main floor, a bedroom was converted to a master en suite with jacuzzi tub, added main floor laundry, added on a spacious 2 car garage with lots of shelves for great storage, and the list goes on! Just recently, the cabinets got a stylish facelift in the open concept kitchen- there's also plenty of room for an island. A 3rd bedroom is just getting finished up in the basement where there is already a finished bonus room, 1/2 bath, and a large rec room that walks out into the screened in porch. Don't forget to check out the heated/cooled garage/shop building. Call Abby to set up a viewing right away @ 712-249-1311!

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