

WAYNEHANSEN

REAL ESTATE

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1904 260th St. Exira, IA 50076

List Price- \$289,000

Taxes- \$1,100 (net)

Year Built- 1948

Square Feet- 2,089

Lot Size- 8.88 acres

School District- Exira-EHK

County- Audubon

Exterior- Vinyl Siding

Roof- Asphalt (2013)

Garage- 2-car, tucked under

Bedrooms- 3 plus 1 non-conforming

Baths- 2

Furnace- Forced Air (2020 propane)

AC- Central Air



Basement- Full (unfinished 1,064 SF)

Avg. Utilities- \$187/mo (MidAmerican)

**Out Buildings- Chicken coop,
detached garage/shed (2021)**

**Appliances- Refrigerator,
washer/dryer, gas stove, dishwasher,
microwave, basement stove**

Can you say deck party?! Whether it's grilling out with friends or enjoying a quiet cup of coffee, you can't beat the views of the Iowa countryside from this expansive deck. And no need to head to town to the gym, you can go for a morning run or a relaxing walk amongst the mature trees and hillside or jump on the T-Bone Trail that's just down the road. The 8+ acres offers plenty of room for a garden, hobbies and the chicken coop stays, too! Lots of updates inside including a master suite in 2016 that features a tiled, walk-in shower, beautiful soaker tub, double vanity, walk-in closet, plus washer/dryer. Guest bath was also remodeled in 2016. New LVP flooring was just laid in the rest of the main floor and the kitchen has newer cabinets and appliances. Two bedrooms are upstairs; master and 4th non-conforming bedroom are on the main floor. Basement offers space for a second family room, more storage and a "canning kitchen". Too many other updates to mention! If you value the outdoors and enjoy a good Iowa sunrise you better call your agent today! To set up a showing please contact Abby @ 712-249-1311!

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

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