

# 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

**1999 Washington St. Elk Horn, IA 51531**

**List Price- Reduced to \$85,000**

**Taxes- \$650 (with credit)**

**Year Built- 1910**

**Square Feet- 885**

**Lot Size- 44' x 150' (.15 acres)**

**School District- Exira-EHK**

**County- Shelby**

**Exterior- Vinyl Siding**

**Roof- Asphalt**

**Garage- Detached 1-car**

**Bedrooms- 2**

**Baths- 1 Full with laundry**

**Furnace- Forced Air**

**AC- Central Air**



**Basement- Partial, unfinished**

**Avg. Utilities- \$116/mo. gas/electric,  
MidAmerican**

**Water & Sewer- City**

**Appliances- Refrigerator, stove,  
microwave hood, dishwasher,  
washer, dryer**

Everything you need wrapped up into one delightful, little property! Move in and put your feet up because there's not much more this little house could need or want! You've got newer vinyl siding, roof, some windows, a fenced in yard and a detached garage that's currently being used as a chicken coop. A newer driveway/patio area and some landscaping were also put in. Inside you've got an eat-in kitchen, large bath with laundry, 2 bedrooms, living room that lets in lots of natural light and a cozy front porch that can be used as a little office. It's right across the street from the MS/HS and just 2 blocks from the pool and library. Contact Abby at 712-249-1311 to set up your showing! *Information is believed accurate, but not guaranteed by real estate company.*

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