

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

200 S Cottage St. Exira, IA 50076

List Price- **\$42,500**

Taxes- **\$669 gross**

Year Built- **1959**

Square Feet- **1,034**

Lot Size- **62' x 66' (.09 acres)**

School District- **Exira-EHK**

County- **Audubon**

Exterior- **Wood**

Roof- **Asphalt**

Garage- **None**

Bedrooms- **2**

Baths- **1 Full (Shower in basement)**

Furnace- **Forced Air**

AC- **None**



Basement- **Partial, unfinished (259 square feet)**

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

Water & Sewer- **City**

Out Buildings- **None**

Appliances- **None**

This corner lot home has a great layout and is waiting for the new owner to give it new life. The largest bedroom sits on the South end and the living room and second bedroom are on the North end. Main floor laundry, kitchen and bathroom are situated in the middle of the home. In the basement, you'll find a newer water heater, access to the crawlspace, a shower and room for storage or a rec room. Home sold as-is. Contact Abby at 712-249-1311 to set up a showing.

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