

# WAYNEHANSEN

REAL ESTATE

4216 Main Street, Elk Horn, IA 51531  
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Address: **206 Church St.**  
**Audubon, IA 50025**

List Price: **\$59,000**

Taxes: **\$408**

Year Built: **1917**

Square Feet: **1,200**

Lot Size: **50' x 150'**

School District: **Audubon**

Exterior: **Stucco**

Roof: **Asphalt, 4-5 years old**

Garage: **Detached 1-car**

Bedrooms: **2**

Baths: **1 1/2**

Basement: **Full**

Furnace: **Forced, Lennox Pulse**

AC: **2 window units**



Fireplace: **None**

Avg. Utilities: **\$127, Gas & electric**

Water: **City**

Sewer: **City**

Out Buildings: **-**

Appliances: **Stove, refrigerator,  
washer and dryer**

Property Information: You'll love the look and character of this older home that offers two bedrooms and a large, full-sized bathroom on the Main level. The original Oak floors were sanded and stained to add even more warmth as they flow from the living room to the spacious dining room. All walls and ceilings are in great shape and have fresh paint. Both bedrooms have newer carpet, but you still have the option of hardwood. If the Main floor doesn't offer you enough space with 1,200 square feet, the full basement and attic area will. The attic has stair access and could be finished off for a great bonus room, and the basement has a laundry room with sink and an enclosed toilet as well as shop area. Call Abby today to get more details at 712-249-1311.

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