

# WAYNEHANSEN

REAL ESTATE

4216 Main St. Elk Horn, Iowa 51531  
112 W Washington St. Exira, IA 50076

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207 W Odense St. Kimballton, IA 51543

List Price: **\$68,000**

Taxes: **\$846**

Year Built: **1949**

Square Feet: **982**

Lot Size: **6,000 square feet**

School District: **Exira-EHK**

County: **Audubon**

Exterior: **Aluminum Siding**

Roof: **Asphalt**

Garage: **Attached 1-car**

Bedrooms: **3**

Baths: **1**

Furnace: **Forced Air, Natural Gas**

AC: **Central Air**



Basement: **Full**

Avg. Utilities: **\$42/mo, gas, electric**

Water: **City**

Sewer: **City**

Out Buildings: **None**

Appliances: **Refrigerator, oven**

Whether you're a first time home buyer or want a great investment this is the property for you. Move right in to this darling home and enjoy two bedrooms and one bath on the main floor and a great family room and extra non-conforming bedroom in the basement along with another bathroom. The large deck will provide hours of entertaining and outdoor dining and grilling with family and friends. You'll notice several updates including fresh paint and flooring in the kitchen, a new electrical panel, water heater in 2019, and more! You will appreciate the inexpensive gas and electric on budget billing which is currently \$42 a month. This opportunity for a move-in ready, affordable home will not last long. Call Kathi at 712-249-5233 to view this property.

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

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