

# WAYNEHANSEN

REAL ESTATE

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

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**208 W South St. Exira, IA 50076**

**List Price- \$55,000**

**Taxes- \$984/year**

**Year Built- 1958**

**Square Feet- 1,104**

**Lot Size- .3 acres/98' x 132'**

**School District- Exira-EHK**

**County- Audubon**

**Exterior- Aluminum**

**Roof- Asphalt (2022)**

**Garage- None**

**Bedrooms- 2**

**Baths- 1 Full**

**Furnace- Forced Air, Lennox**

**AC- Central Air**



**Basement- Full/Crawlspace access**

**Avg. Utilities- \$106/mo. gas & electric**

**Water- City**

**Sewer- City**

**Out Buildings- Shed**

**Appliances- Refrigerator, stove,  
washer, dryer**

Don't pass this one by! 2 bedroom house with updated bathroom (shower will be installed soon), oak floors and large living room! Eat-in kitchen with freshly painted navy cabinets. Separate laundry area and a spacious fenced-in yard that backs up to David's Creek. New roof in 2022 and it has aluminum siding! Home is part way through a mini-renovation and all remodeling materials will stay with the house and you can live in it while you finish it the way you want it. Cash or conventional loans only. All reasonable offers will be considered! Contact Abby at 712-249-1311 for a tour!

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

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