

WAYNEHANSEN

REAL ESTATE

4216 Main Street, Elk Horn, IA 51531
Office: (712) 764-7653 Fax: (712) 764-7654
Wayne Hansen: (712) 249-1785
Kathi Kilworth: (712) 249-5233
Abby Rasmussen: (712) 249-1311

Address: 2213 300th St.
Exira, IA 50076

List Price: \$125,000

Taxes: \$1,796

Year Built: 1975

Square Feet: 1,144

Lot Size: 380' x 160'

School District: Exira-EHK

Exterior: Vinyl Siding

Roof: Steel Coated Shingles

Garage: Attached 2-car

Bedrooms: 3

Baths: 1 Full up and 3/4 down

Basement: Full, Partially finished

Furnace: Geothermal, 2009

AC: Central Air



Fireplace: None

Avg. Utilities: \$135/mo, Electric

Water: City

Sewer: Septic

Out Buildings: None

Appliances: Refrigerator,
dishwasher, stove, washer and
dryer

Property Information: Best of both worlds - this 3 bedroom Ranch sits right on the edge of town and you get 1.4 acres and quiet country views to go with it! The huge walkout basement offers loads of potential and you should feel rest assured as it had waterproofing and anchors added in 2015. Geothermal unit was installed in 2009. Steel coated shingles were put on in 2018 and the home also has a water softener, sump pump, RO system, updated electrical panel and permanent dehumidifier. Call Abby today to schedule your private tour at 712-249-1311.

WWW.WAYNEHANSEN.COM