

WAYNEHANSEN

REAL ESTATE

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2953 Thrush Ave. Exira, IA 50076

List Price- Reduced to \$179,000

Taxes- \$840 (with Homestead credit)

Year Built- 1888 (addition in 2008)

Square Feet- 1,776 (main level)

Lot Size- .76 net (1 acre gross)

School District- Exira-EHK

County- Audubon

Exterior- Vinyl

Roof- Metal (2021)

Garage- Attached 2-car (newer doors)

Bedrooms- 3-4

Baths- 3 (basement BR disconnected)

Furnace- Forced Air, Propane

AC- Central Air



Basement- Unfinished (1,272 SF)

Water- Well (easement to West)

Sewer- Septic (new to be installed)

Fireplace- Woodburning stove (2022)

Appliances- Hot tub, S/S refrigerator, dishwasher, stove, washer, dryer, propane tank: 50 gallon

Looking for that quiet, little homestead without all the upkeep involved with those larger acreages? Sitting on just an acre (.76 net acres), this ranch style home may be just what you're looking for. It offers a large eat-in kitchen with island, built-in storage and all of the newer appliances stay! 3 bedrooms are situated on the southern side of the house with a dining room/LR in the center and the addition added to the north end in 2008 could serve as a large Family Room (with newer wood burning stove!) or as a primary bedroom suite with walk-in closet and full bath. There's another 3/4 bath and mudroom area to round out the main floor. In the basement you'll find the laundry area, rooms for plenty of storage/hobbies, along with bathroom fixtures that are currently disconnected. You also get a 2-car attached garage (with RV hookup), newer metal roof and windows, vinyl siding, and a little paver patio with hot tub as a bonus! Two fenced areas of the yard will come in handy for pets and gardening and Seller will be installing a new septic system this spring. Contact Abby at 712-249-1311 for your private tour today.

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

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