

# WAYNEHANSEN

REAL ESTATE

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

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300 Church St. Exira, IA 50076

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

Taxes: **\$698 (Est. land tax)**

Year Built: **1918**

Square Feet: **1,176**

Lot Size: **49' x 121' / .14 acres**

School District: **Exira-EHK**

County: **Audubon**

Exterior: **Wood Siding**

Roof: **Asphalt (2018)**

Garage: **None**

Bedrooms: **2**

Baths: **1 Full**

Furnace: **Forced Air**

AC: **Central Air**



Basement: **Crawl space**

Avg. Utilities: **\$93/mo. gas & electric,  
MidAmerican**

Water: **City**

Sewer: **City**

Out Buildings: **None**

Appliances: **New appliances included**

Original charm paired with modern updates! This 1918 home still has some of its original woodwork and large paneled windows in the spacious living room that lets in beautiful natural light. The kitchen cabinets have been painted and new appliances are included. New flooring and paint, as well as HVAC system, breaker panel and roof have all been updated! This property sits next to another home for sale by the seller (300 N Kilworth) and they would prefer to sell together. Call Abby at 712-249-1311 for further details.

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