

WAYNEHANSEN

REAL ESTATE

4216 Main St. Elk Horn, Iowa 51531
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504 2nd Ave. Audubon, IA 50025

List Price- **Reduced to \$72,500**

Taxes- **\$808 (net)**

Year Built- **1946**

Square Feet- **1,184**

Lot Size- **.18 acres (80' x 100')**

School District- **Audubon**

County- **Audubon**

Exterior- **Wood**

Roof- **Asphalt (2-3 years)**

Garage- **None**

Bedrooms- **2**

Baths- **1.5**

Furnace- **Forced Air, HE**

AC- **-**



Fireplace- **1 (disconnected)**

Basement- **Finished, 968 square feet**

Avg. Utilities- **\$114, gas/electric**

Water & Sewer- **City**

Out Buildings- **Storage Shed**

Appliances- **Stove, refrigerator,
washer, dehumidifier**

This home has been well loved and cared for by the same owners for over 76 years! You'll love its charm and coziness! This home hosted many guests over the years, whether it was for a formal dinner in the dining area, enjoying conversation in the den around the fireplace or having a beverage out on the screened-in patio. The basement was used to lots of tiny feet as it was a dance studio for many years and still has the oak floor, mirrors and barre. The full bath along with the two bedrooms are on the main floor and underneath the carpet are beautiful maple floors. An additional half bath is in the basement and there are plenty of storage spaces for all your things. Please give Abby a call or text to set up a showing at 712-249-1311!
Information is believed accurate, but not guaranteed by real estate company.

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