

WAYNEHANSEN

REAL ESTATE

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

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504 Hillhaven St. Exira, IA 50076

List Price- Reduced to \$55,000

Taxes- \$654/year

Year Built- 1953

Square Feet- 848

Lot Size- .13 acres (60' x 97')

School District- Exira-EHK

Exterior- Vinyl Siding

Roof- Asphalt

**Garage- Foundation for 1-car
(Subject to survey and variance)**

Bedrooms- 1 main, 2 basement

Baths- 1 up, 1 basement

Furnace- New 2023

AC- Unit included, not installed



Basement- Full, unfinished (800 SF)

Avg. Utilities- N/A

Water- City

Sewer- City

Out Buildings- None

Appliances- None

All of the "big stuff" has been done for you. This home has gone through quite a transformation over the years and it now just needs the finishing interior work done and you'll have yourself a practically brand new home. Current owners have regouted and water sealed the foundation walls, new plumbing rough-ins were added in the basement, 2 egress windows installed and studs for new walls went up along with a new furnace and power line into the house. A new front deck was finished off, back entry door relocated, old garage taken down and the foundation is ready for a new one. There are so many supplies that will stay with the home to help you finish it off including (but not limited to): insulation, AC unit, sheetrock, shower insert, junction boxes, electrical wire, etc. Home is currently set up to offer an open concept kitchen/LR, one large main floor bedroom, a main floor bath/laundry/mudroom area, 2 basement bedrooms, and another bath and family room in the basement. Previous owners had taken care of gutting the home, new roof, windows and siding. Contact Abby at 712-249-1311 to take a look for yourself.

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