

WAYNEHANSEN

REAL ESTATE

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507 2nd Ave. Audubon, IA 50025

List Price: **\$80,000**

Taxes: **\$1,834 (gross)**

Year Built: **1950**

Square Feet: **1,964**

Lot Size: **.17 acres, 50' x 150'**

School District: **Audubon**

County: **Audubon**

Exterior: **Vinyl Siding**

Roof: **Asphalt**

Garage: **1, Tuck under**

Bedrooms: **4**

Baths: **2 full plus a shower**

Furnace: **Forced Air**

AC: **Central Air**



Basement: **Full, Walk-out**

Avg. Utilities: **\$130 gas and electric**

Water: **City**

Sewer: **City**

Appliances: **Dishwasher, refrigerator, stove, microwave hood, washer and dryer**

Check out this perfect family home! There are 2 large bedrooms and a full bath upstairs as well as on the main floor. The large family room/dining room allows for plenty of furniture and sits right off the full kitchen. Downstairs you'll find the walkout basement with washer/dryer, a shower and two more rooms that could be used for a variety of things. Throughout the entire house you'll find plenty of closet space. The home has vinyl siding and the asphalt roof is about 10 years old. There's a deck right off the kitchen that's great for grilling and relaxing. You also get a tuck-under garage with alley access in the backyard. Call Abby to set up a private tour at 712-249-1311!

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