

WAYNEHANSEN

REAL ESTATE

4216 Main St. Elk Horn, Iowa 51531
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510 E Washington St. Exira, IA 50076

List Price- **\$195,000**

Taxes- **\$3,256**

Year Built- **1950**

Square Feet- **2,173**

Lot Size- **1.37 acres**

School District- **Exira-EHK**

County- **Audubon**

Exterior- **Vinyl Siding**

Roof- **Asphalt**

Garage- **Attached 2-car (24' x 30')**

Bedrooms- **1 large Master (potential for 3 more)**

Baths- **1 1/2**

Furnace & AC- **Geothermal**



Basement- **Partial, 1,594 SF, unfinished**

Avg. Utilities- **\$147, electric, MidAm.**

Out Buildings- **Garden Shed**

Appliances- **Jenn-Air stove, refrigerator, washer, dryer**

Negotiable: **Deep freeze, refrigerator**

You won't find a cuter home in town or a bigger yard (1.37 acres)! Lots to love about this home including the 18' x 15' master bedroom, main floor laundry, geothermal HVAC, Jenn-Air stove, oversized 2-car garage, storage room and large bonus room upstairs that could be used as another large bedroom or hangout space. The 2nd non-conforming bedroom has beautiful hardwood floors, just no closet. And the office/den could also be converted to a bedroom if needed. The unfinished basement provides lots of opportunity, and don't forget about the back deck with pull-out awning! Call Abby at 712-249-1311 to set up your tour!

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