

WAYNEHANSEN

REAL ESTATE

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

Wayne Hansen: (712) 249-1785
Kathi Kilworth: (712) 249-5233
Abby Rasmussen: (712) 249-1311
Office: (712) 764-7653
Fax: (712) 764-7654

710 Brayton St. Audubon, IA 50025

List Price- \$39,000

Taxes- \$1,256 (gross)

Year Built- 1905

Square Feet- 1,090

Lot Size- .37 acres/100' x 160'

School District- Audubon

County- Audubon

Exterior- Vinyl

Roof- Asphalt

Garage- Detached 1-car, oversized

Bedrooms- 3-4

Baths- 1 Full

Furnace- Boiler System (2019)

AC- Window AC Unit



Basement- Crawlspace

**Avg. Utilities- \$122 gas/electric
(MidAmerican)**

Out Buildings- 2 Storage Sheds

**Appliances- Stove, refrigerator,
dishwasher included. Washer, dryer
negotiable.**

Priced to Sell!! Huge yard and a great view from town! This 3-4 bedroom home has had many updates over the years including siding, roof, gutters, windows, water heater, flooring and most recently a new boiler system in 2019. Make it your next affordable family home or investment property. Kitchen appliances are included (washer and dryer negotiable). Home is sold "as is" and seller is motivated. Contact Abby at 712-249-1311 to schedule a showing and for more details!

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

WWW.WAYNEHANSEN.COM