

WAYNEHANSEN

REAL ESTATE

4216 Main St. Elk Horn, Iowa 51531
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801 3rd Ave. Audubon, IA 50025

List Price: **Reduced to \$222,500**

Taxes: **\$3,446 (net)**

Year Built: **1980**

Square Feet: **1,896**

Lot Size: **.39 acres/88' x 195'**

School District: **Audubon**

County: **Audubon**

Exterior: **Wood**

Roof: **Asphalt**

Garage: **Attached 2-car**

Bedrooms: **3 plus 1 non-conforming**

Baths: **3.5**

Furnace: **Forced Air, Gas**

AC: **Central Air**



Basement: **Full, mostly finished**

Avg. Utilities: **\$207, gas and electric**

Water & Sewer: **City**

Out Buildings: **Small shed w/ electric**

Appliances: **Refrigerator, stove, microwave, dishwasher, washer and dryer**

Wonderful, spacious home with a scenic backyard! You can't beat the location either - walking distance to schools, parks and Rec Center. You won't run out of room with nearly 1,900 sf of living space just on the main floor. Enjoy one level living with the open-concept kitchen, sunken great room, dining room, laundry room, powder room, full bath and two bedrooms plus MBR with en-suite. Downstairs features a roomy, non-conforming guest bedroom, a bathroom with shower and loads of storage in the HVAC room or the separate bonus room that could be your new toy room, workout area, craft room or man cave. The wide-open family room has a cozy gas log fireplace and sliding doors that lead out to the patio and beautiful backyard that has its own creek running through it, lots of mature trees, privacy fence along the road and a darling playhouse with electricity to it. The attached two car-garage is heated so you're all set for those chilly temps. Possibility of the furniture staying with the home! Don't let this one slip away! Call Abby today for your private showing at 712-249-1311.

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

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