

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

204 N Fairview St. Exira, IA 50076

List Price- **Reduced to \$132,000**

Taxes- **\$2,414**

Year Built- **1949**

Square Feet- **1,853**

Lot Size- **.22 acres (58' x 165')**

School District- **Exira-EHK**

County- **Audubon**

Exterior- **Brick, stone, vinyl**

Roof- **Metal shingles (2015)**

Garage- **Attached 1-car, carport**

Bedrooms- **4 (3 up, 1 main)**

Baths- **3**

Furnace- **Forced Air**

AC- **Central Air (2021)**



Fireplace- **2**

Basement- **Full (1,090 square feet)**

Avg. Utilities- **\$161/mo, gas and elec.**

Water- **City**

Sewer- **City**

Out Buildings- **Shed**

Appliances- **None included**

It's easy to imagine your next family get together nestled around the fireplace or gathered around the table in the formal dining room in this charming brick home. You'll be surprised at the size of some of the bedrooms and the maple floors are in near perfect condition. There are 3 bathrooms (one on each level) and the 700 square foot basement family room is ready for you to finish it off just the way you'd like it. Laundry is now on the main floor and there's an enclosed patio so you don't have to worry about the bugs biting in the summer. There's also alleyway access in the back with a carport or room to build another garage. The AC was just replaced in 2021 and the 50 year metal shingle roof was installed in 2015. This home is ready for the next family to love it - don't delay in calling your agent today! Contact Abby at 712-249-1311 to set up a showing.

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

WWW.**WAYNEHANSEN**.COM