

WAYNEHANSEN

REAL ESTATE

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

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301 W Washington St. Exira, IA 50076

List Price- **Reduced to \$135,000**

Taxes- **\$560/year**

Year Built- **1900**

Square Feet- **1,344**

Lot Size- **40' x 124' (.11 acres)**

School District- **Exira-EHK**

County- **Audubon**

Exterior- **Wood**

Roof- **Asphalt (2022)**

Garage- **None**

Bedrooms- **2**

Baths- **2**

Furnace- **Forced Air, Gas (2023)**

AC- **Mini Split (2023)**



Basement- **576 SF, unfinished**

Avg. Utilities- **\$90 gas/electric
(MidAmerican)**

Water- **City**

Sewer- **City**

Out Buildings- **None**

Appliances- **None**

From drab to fab! This home went through a complete transformation in 2023 and is move-in ready for the new owner. Main floor offers an eat-in kitchen, living room, full bath, stackable laundry area and a bedroom/office space. Make your way up the eye-catching staircase to the spacious and stylish bedroom suite that features the original hardwood floors, exposed chimney, walk-in shower and closet. Plenty of room for a sitting area or baby's nursery. The refinished deck offers a beautiful view of the ball park and sunsets. And, you've got all the storage space in the basement. The backyard has ample room for a large garden, a new garage, or both. \$2,000 appliance credit given at closing! Contact Abby at 712-249-1311.

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

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