

# WAYNEHANSEN

REAL ESTATE

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

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**400 Westside Dr. Exira, IA 50076**

**List Price: Price Reduced to \$145,000**

**Taxes: \$1,944 (gross)**

**Year Built: 1980**

**Square Feet: 1,571**

**Lot Size: 90' x 100' (.21 acres)**

**School District: Exira-EHK**

**County: Audubon**

**Exterior: Vinyl Siding (2013)**

**Roof: Asphalt (2008)**

**Garage: Attached 2-car**

**Bedrooms: 3**

**Baths: 1 1/2**

**Furnace: Forced Air, High Efficiency**

**AC: Central Air, High Efficiency**



**Basement: Full, unfinished, 924 sq. ft.**

**Avg. Utilities: \$151/mo. electric**

**Water & Sewer: City**

**Out Buildings: None**

**Appliances: Refrigerator, stove, dishwasher (currently disconnected, as-is), microwave**

Rare opportunity! It's not very often you get an updated, 3 bedroom, 1.5 bath home with 2-car garage and a full basement - all on the edge of town! The owner has put so much into this home over the last 3+ years, including waterproof, laminate wood floors throughout the entire Main floor. Remodeled the half bath to now offer Main floor laundry. Widened steps to the basement and added one-of-a-kind storage with sliding barn door. The 4th bedroom was converted to the perfect home office or sitting room. New pocket lights and ceilings in the DR/LR area. Kitchen cabinets were painted and a new, white apron front sink and faucet were installed. Upstairs has all new carpet, texture and paint. A huge walk-in closet leads to the much updated bathroom. Downstairs, WCI Basement Co. installed wall anchors and just last year a new water softener system was installed. Don't delay! Call Abby today for all the details at 712-249-1311!

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

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