

# WAYNEHANSEN

REAL ESTATE

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

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504 Hillhaven St. Exira, IA 50076

List Price: **\$22,500**

Taxes: **\$546 (gross)**

Year Built: **1953**

Square Feet: **848**

Lot Size: **60' x 97' (.13 acres)**

School District: **Exira-EHK**

County: **Audubon**

Exterior: **Heritage Vinyl Siding**

Roof: **Asphalt (2017)**

Garage: **Detached 1-car**

Bedrooms: **1 with walk-in closet**

Baths: **1 Full with laundry hook-ups**

Furnace: **Forced Air**

AC: **Central Air**



Basement: **Full**

Avg. Utilities: **NA**

Water: **City**

Sewer: **City**

Out Buildings: **None**

Appliances: **Stove included (all sold in as-is condition)**

Here's your chance to buy an affordable home where all of the dirty work has already been done for you - this home has been gutted to the stud walls. New wiring was put in, an asphalt roof put on in 2017, Heritage vinyl siding purchased and almost all put on, walls were moved to convert it from a tiny 2 bedroom to a larger 1 bedroom with walk-in closet. Along with main floor laundry in the bathroom, and open concept in the kitchen/LR area. All that's left is the plumbing install, the rest of the drywall, flooring and finishing touches. It also has an open/full basement with rough-ins for a second bath. Home is sold in as-is condition. Call Abby for more details to find out what supplies go with the home.

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