

Central Realty, Inc.

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ADDRESS: 1948 E Hwy 30, Central City

SQ. FT.: 1,700

LISTING PRICE: Price Reduced to \$240,000

LOT SIZE: 5.29 acres

NUMBER OF BEDROOMS: 3

(1) 14' x 16' (2) 10'1" x 11'1" (3) 10'2" x 12'6"

BEDRM FLOOR COVERING: carpet

KITCHEN: 13'3" x 8'

KITCHEN FLOOR COVERING: Wood Laminate

BATHS: 2

BASEMENT: Crawlspace

GARAGE: Metal 30 x 60 x 14 shed with 2 garage doors

AVE. UTILITIES: \$225

TAXES: \$1,977.36

DINING ROOM: 13'11" x 13'3"

DINING RM FLOOR COVERING: carpet

LIVING ROOM: 13'11" x 18'5"

LIVING RM FLOOR COVERING: carpet

FOYER: 11' x 4'8" **LAUNDRY:** 4'8" x 9'

SMOKE ALARM: 4

SUMP PUMP: none

AMP SERVICE: 220

AGE: Built in 1973

TYPE OF FURNACE AND AIR: Air source heat pump and central air

APPLIANCES INCLUDED: Refrigerator and gas stove 10 years old, New dishwasher in 2016, microwave and freezer

OTHER PERSONAL PROPERTY: Hot tub, Pond pump and Paddle boat are negotiable, as well as stables in horsebarn and fencing.

COMMENTS: 5.29 acres which includes a beautiful park setting with a 37' deep pond stocked with Blue Gill, Bass and Catfish. Pond presently has a pump which runs a fountain in the center and a dock for paddle boat access. Established trees surround the property and included Cherry, Plum and Mulberry trees. The Metal 30 x 60 shed is presently used as a horse stable, complete with stalls and a tack room. The house had a new roof in 2010 and the interior was just recently repainted. New carpeting in the Living room, hallway and bedrooms. The Foyer, Kitchen, Laundry room and bathrooms have new wood laminate flooring. All the closets in the home are cedar lined. On the south side of the home is a covered deck which includes a 4 person hot tub. Propane tank is rented from Sapp Brothers in Clarks. Solar Lighting in the yard and lawn decorations are not included with the property.

Disclaimer: All information is believed to be accurate, but not Guaranteed.