

Central Realty, Inc.

313 G Street --- Central City, NE 68826

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ADDRESS: 2311 18th Street

SQ. FT.: 1,502

NUMBER OF BEDROOMS: 2

(1) (2) (3)

BEDRM FLOOR COVERING: carpet

KITCHEN:

KITCHEN FLOOR COVERING: linoleum

BATHS: 1 1/2

BASEMENT: crawlspace under mobile home, concrete slab under new addition

GARAGE: Detached 616'
Storage Shed 14' x 12' and small garden shed

AVE. UTILITIES: \$210.03

TAXES: 611.04

TYPE OF FURNACE AND AIR: GFA and central air

APPLIANCES INCLUDED: Dishwasher

OTHER PERSONAL PROPERTY: small fiberglass storage shed in back yard

COMMENTS: Located on two lots on Northwest edge of Central City. Property is on city water system but has own septic tank for sewer. Detached garage and storage shed have insulated walls and new asphalt shingled roofs. Flat roof of mobile home had a rubber coated roof put on 5 or 6 years ago. Wood privacy fence on North property line. Interior walls of mobile home have been rebuilt with 2 x 6 walls and drywalled. Kitchen remodeled with new cupboards. Wood laminate flooring in both bathrooms.

LISTING PRICE: \$69,900.00

LOT SIZE: 125 x 100

DINING ROOM:

DINING RM FLOOR COVERING: carpet

LIVING ROOM: 21 x 22

LIVING RM FLOOR COVERING: carpet

OTHER: Laundry room

SMOKE ALARM: yes

SUMP PUMP: no

AMP SERVICE:

AGE: Mobile home 1966, new 21' x 22' stick built addition added for living room in 2008 (asphalt shingles on this part)