

Central Realty, Inc.

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ADDRESS: 1204 17th Avenue

LISTING PRICE: \$40,000.00

SQ. FT.: 1,272

LOT SIZE: 66 x 132

NUMBER OF BEDROOMS: 3

DINING ROOM:

(1) 13'3" x 9'2" (2) 15'4" x 10' (3) 15'4" x 11'4"

DINING RM FLOOR COVERING:

BEDRM FLOOR COVERING:

LIVING ROOM: 11'7" x 15'4"

KITCHEN: 13'1" x 9'1"

LIVING RM FLOOR COVERING: carpet

KITCHEN FLOOR COVERING: vinyl

OTHER: Laundry room 6' x 4'9"
Utility/ furnace room 4' x 5'8"

BATHS: 1 ½ main is 5'2" x 10'1"

BASEMENT: 856

SMOKE ALARM:

GARAGE: detached 1 car

SUMP PUMP:

AVE. UTILITIES: \$255.11

AMP SERVICE: 100 amp circuit breakers

TAXES: \$354.22

AGE: Built in 1910

TYPE OF FURNACE AND AIR: GFA furnace, has the "A" coil, but no compressor for central air unit.

APPLIANCES INCLUDED: Stove, Refrigerator

OTHER PERSONAL PROPERTY: 3 window air conditioner units

COMMENTS: New roof on the house in May 2017. New sewer lines and plumbing in 2016. Half bath just recently added off laundry room area. Property is located in a Flood Zone