

Central Realty, Inc.

313 G Street --- Central City, NE 68826

Phone (308) 946-3263 / Fax (308) 946-2563 -- email – centralrealty2000@gmail.com / website - www.centralrealtycc.com



ADDRESS: 2305 27th Street

LISTING PRICE: \$154,000.00

SQ. FT.: 1,845

LOT SIZE: 100 x 96

NUMBER OF BEDROOMS: 4

DINING ROOM: 12'4" x 15'8"

(1) 11'9" x 13'9" (2) 9'9" x 10'1" (3) 9'8" x 9'11"
(4) 9'1" x 13'2" (wood floor)

DINING RM FLOOR COVERING: wood

BEDRM FLOOR COVERING: carpet in 3, wood in 1

LIVING ROOM: 16'2" x 19'6"

KITCHEN: 12'4" x 18'7"

LIVING RM FLOOR COVERING: carpet

KITCHEN FLOOR COVERING: wood

OTHER: Storage/Mechanical room off garage

BATHS: 2 (Main is 4'11" x 4'11" with tile floor)
(Bath by Master is 4'5" x 8'5")

BASEMENT: crawlspace

SMOKE ALARM: yes

GARAGE: 1 car attached 240'

SUMP PUMP: none

AVE. UTILITIES: \$192.46

AMP SERVICE: 150

TAXES: 1,681.80

AGE: Built in 1974

TYPE OF FURNACE AND AIR: Gas Furnace and Central Air new in 2014

APPLIANCES INCLUDED: Stove, Refrigerator, Dishwasher, Garbage Disposal, Water Softener

OTHER PERSONAL PROPERTY: Garden Shed

COMMENTS: 4 bedroom, 2 bath ranch style home in a quiet cul de sac. Vinyl sided in 2011. New roof in 2014. New gas furnace and central air in 2014. New windows installed on North side in dining room and kitchen. 12" to 14" blown in insulation was added in last 4 years. Composite deck with ramp was added in last 4 years. Crawlspace was sealed and waterproofed in last 4 years. The kitchen was remodeled 2 years ago with soft close drawers, new countertops, deep kitchen sink and all new appliances. Wood flooring was installed in kitchen, dining room and one bedroom within the last couple years. Main bathroom was remodeled with a walk in shower, new flooring and new fixtures. Fenced in back yard.