

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: 2311 20th Street

SQ. FT.: 1,664

LISTING PRICE: Price reduced to \$88,000.00

LOT SIZE: 1.5 acres

NUMBER OF BEDROOMS: 4

(1) 11'10" x 12'7" (2) 9'8" x 9'6" (3) 11'3" x 11'8"
(4) 10'10" x 9'9"

BEDRM FLOOR COVERING: carpet

KITCHEN: 10'7" x 11'7"

KITCHEN FLOOR COVERING: ceramic tile

BATHS: 2 ½ (Master is 12'7" x 5'11")

BASEMENT: crawlspace

GARAGE: 1 car attached

AVE. UTILITIES: \$193.21

TAXES: \$1,561.60

DINING ROOM: 8'1" x 13'1"

DINING RM FLOOR COVERING: ceramic tile

LIVING ROOM: 15'7" x 12'7"

LIVING RM FLOOR COVERING: carpet

OTHER: reception area and office
5'11" x 11'2" & 11'1" x 14'

SMOKE ALARM: yes

SUMP PUMP:

AMP SERVICE:

AGE: Built in 1991

TYPE OF FURNACE AND AIR: GFA

APPLIANCES INCLUDED: Stove, dishwasher

OTHER PERSONAL PROPERTY: Water Softener, Ecowater reverse osmosis system

COMMENTS: Acreage on the NW edge of town. On City water and sewer system. Property has its own well for yard. Beautiful established trees.