

# Central Realty, Inc.

313 G Street --- Central City, NE 68826

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**ADDRESS:** 2602 22<sup>nd</sup> Avenue

**LISTING PRICE:** \$92,500.00

**SQ. FT.:** 1,344

**LOT SIZE:** 150 x 111

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**NUMBER OF BEDROOMS:** 3

**DINING ROOM:** included in Living Room area

(1) 12' x 11'10" (2) 11'8" x 11'10" (3) 12' x 11'10"

**DINING RM FLOOR COVERING:** wood laminate

**BEDRM FLOOR COVERING:** new carpet

**LIVING ROOM:** 15'9" x 19'8" includes dining room

**KITCHEN:** 8'7" x 15'9"

**LIVING RM FLOOR COVERING:** carpet

**KITCHEN FLOOR COVERING:** wood laminate

**OTHER:** Laundry Room 9'6" x 7'11"

**BATHS:** 2 Main 11'10" x 6'5"

Off Master bedroom 7'2" x 3'7"

**BASEMENT:** yes, full unfinished

**SMOKE ALARM:** yes

**GARAGE:** 2 Detached Garages

**SUMP PUMP:** yes

**AVE. UTILITIES:** \$194.37

**AMP SERVICE:** 200 Amp

**TAXES:** \$987.54

**AGE:** Built in 1920

**TYPE OF FURNACE AND AIR:** Gas furnace and central air

**APPLIANCES INCLUDED:** Stove, Refrigerator and Dishwasher

**OTHER PERSONAL PROPERTY:**

**COMMENTS:** Large corner lot. New windows. New Kenmore stove and refrigerator. New carpet in bedrooms. New wood laminate flooring in dining room and kitchen. Updates to electrical and new circuit breaker box.