

Central Realty, Inc.

313 G Street --- Central City, NE 68826

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ADDRESS: 1834 Pintail Lane

SQ. FT.: 2,496 (1 ½ story)

LISTING PRICE: \$325,000.00

LOT SIZE: 48,736'

NUMBER OF BEDROOMS: 4

(1) 13' x 19' (2) 8' x 11' (3) 11'6" x 16' (4) 11'4" x 16'

BEDRM FLOOR COVERING:

KITCHEN: included in Great Room

KITCHEN FLOOR COVERING: 16" x 16" ceramic tile

BATHS: 2 ¾ & ½ bath in small garage

BASEMENT: crawlspace

GARAGE: Yes, 768' and 900' attached

AVE. UTILITIES: \$168

TAXES: \$2,714.02

DINING ROOM:

DINING RM FLOOR COVERING:

LIVING ROOM: 19'3" x 29'6"

LIVING RM FLOOR COVERING: 16" x 16" ceramic tile

OTHER: Entryway & Laundry Room

SMOKE ALARM: yes

SUMP PUMP: no

AMP SERVICE: 200

AGE: Built in 2001

TYPE OF FURNACE AND AIR: Water source heat pump and central air - Electric

APPLIANCES INCLUDED: Stove, Refrigerator, Microwave and Dishwasher

OTHER PERSONAL PROPERTY: Owned Propane tank for Radiant Floor heating

COMMENTS: Homeowners Association Fees of \$200 per year to Flatwater Acres Association. 4 bedroom, 2 ¾ bath home with an additional ½ bath in the smaller attached garage. Perfect location for someone who loves nature. Located on the Platte River, this home features a deck all along the house facing the river. A concrete patio with steps and firepit right at the River's edge is a wonderful setting for Summer parties and roasting marshmallows. Underground sprinklers on their own well provide water for the beautiful landscaping and established trees that this property has to offer. Even though it is close to the River, this property is Not in the Flood Plain. The house and garage have radiant heated flooring and the crawlspace ceiling and walls have been insulated and the floor plastic lined, allowing for additional storage space.