

# Central Realty, Inc.

313 G Street --- Central City, NE 68826

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**ADDRESS: 2204 20<sup>th</sup> Avenue**

**SQ. FT.: 1,886'**

**LISTING PRICE: \$239,000.00**

**LOT SIZE: 98 x 150**

**NUMBER OF BEDROOMS: 3**

**(1) 12'9" x 14' (2) 11'7" x 11'10" (3) 11' 9 1/2" x 12'4"**

**BEDRM FLOOR COVERING: carpet**

**KITCHEN: 13'5" x 10'10"**

**KITCHEN FLOOR COVERING: hardwood**

**BATHS: 2 Main 6'11" x 4'9" with wood floor  
Master 4'8" x 8'9" with tile floor**

**BASEMENT: none, crawlspace**

**GARAGE: yes, attached 552'**

**AVE. UTILITIES: \$198.10**

**TAXES: \$2,622.08**

**DINING ROOM: 14'10" x 10'10"**

**DINING RM FLOOR COVERING: carpet**

**LIVING ROOM: 23'6" x 16'**

**LIVING RM FLOOR COVERING: carpet**

**OTHER: Family Room with Oak floors 17'4" x 12'7"**

**FRONT ENTRYWAY: 12'4" x 6'1"**

**SMOKE ALARM: yes**

**SUMP PUMP: no**

**AMP SERVICE: 200 Amp Circuit Breakers**

**AGE: Built in 1975**

**TYPE OF FURNACE AND AIR: Gas furnace and Central Air**

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

**OTHER PERSONAL PROPERTY: Water Softener, Reverse Osmosis system and Built-in Vacuum system**

**COMMENTS: Ranch style home with cement fiber siding located on a corner lot. Beautiful hardwood floors in kitchen, Family room and hallways. Family room has a wood fireplace with a blower, brick accent and built-in bookshelves on both sides. Large bedrooms, Master has walk-in closet. Attached double car heated garage (Electric furnace in garage). Property has its own well and UGSP system. New gutters and a new roof is being installed – subject to contractor availability. Concrete patio area in backyard. Property has alley access. Great location on a quiet street – this home is Move-In ready!**