

Central Realty, Inc.

313 G Street --- Central City, NE 68826
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ADDRESS: 2211 14th Avenue

SQ. FT.: 1,244 Main Level

NUMBER OF BEDROOMS: 3

(1) 15' x 17'9" (2) 14'4" x 16'4" (3) 12'4" x 13'2"

BEDRM FLOOR COVERING: carpet in main, new vinyl plank flooring in NE bedroom in basement, carpet in SW

KITCHEN: 19' x 11'

KITCHEN FLOOR COVERING: wood laminate flooring in 2006 or 2007

BATHS: 1 3/4 4'8" x 3'2"

BASEMENT: 1,156 finished

GARAGE: attached 516'

AVE. UTILITIES: \$307.47

TAXES: \$2,222.56

LISTING PRICE: \$199,500.00

LOT SIZE: 70 x 140

DINING ROOM: 10'5" x 12'2"

DINING RM FLOOR COVERING:

LIVING ROOM: 22'2" x 12'2"

LIVING RM FLOOR COVERING: carpet

OTHER: Family room in basement 21'7" x 10'6" and 17' x 13'2" (L shaped with carpeting)

SMOKE ALARM: yes

SUMP PUMP: Lift pump installed 2021

AMP SERVICE: 200 Amp circuit breakers

AGE: Built in 1966

TYPE OF FURNACE AND AIR: Heat Pump and Central Air – new in 2021 (Electric)

APPLIANCES INCLUDED: Frigidaire Oven and Stovetop, Refrigerator, Dishwasher, Kenmore Washer, GE Dryer, Freezer in basement

OTHER PERSONAL PROPERTY: Owned Water Softener, 10' x 12' garden shed in backyard

COMMENTS: Ranch style home with 1 bedroom on Main level. 2 Non-conforming bedrooms in basement. Large Kitchen with lots of storage. Large bedrooms with plenty of closet space. New sewer line from the Street to the house and Lift Pump installed in March 2021. Roof is Architectural shingles. UGSP on city water. Deep lot extends East to the Dark Island Trail.