

# Central Realty, Inc.

313 G Street --- Central City, NE 68826  
Phone (308) 946-3263 / Fax (308) 946-2563 -- email – [centralrealty2000@gmail.com](mailto:centralrealty2000@gmail.com) / website - [www.centralrealtycc.com](http://www.centralrealtycc.com)

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**ADDRESS:** 1310 New Towne Drive

**SQ. FT.:** 2,121

**NUMBER OF BEDROOMS:** 4 (3 main level, 1 upstairs)

(1) 15'7" x 10'11" (2) 13'8" x 10'6" (3) 13'2" x 10'8"  
(4) 25'1" x 11'10"

**BEDROOM FLOOR COVERING:** laminate in Master, carpet in others

**KITCHEN:** 7'4" x 9'10"

**KITCHEN FLOOR COVERING:** ceramic tile

**BATHS:** 2 Master 7'9" x 8'4" with tile floors & shower  
Main 5'3" x 7'11" with tub/shower combo & linoleum floors  
**BASEMENT:** no

**GARAGE:** Yes, Double car attached 487'

**AVE. UTILITIES:** \$ ask and I'll explain credit

**TAXES:** \$2,918.22

**TYPE OF FURNACE AND AIR:** Electric Furnace and Central Air, 2 ½ years old

**APPLIANCES INCLUDED:** Stove, Refrigerator, Microwave, Dishwasher, Washer and Dryer

**OTHER PERSONAL PROPERTY:** Water Softener and Electric Fireplace are included. Solar panels are negotiable for an additional \$15,000 on top of purchase price. Get a monthly credit on City utilities for providing Solar energy to City of Central City.

**COMMENTS:** End unit townhouse at New Towne Estates. 3 bedroom, 2 bath on main level. Large 4<sup>th</sup> bedroom upstairs. Lots of storage. Interior recently painted. Large formal living room and family room with electric fireplace for cozy winter evenings. Handicapped accessible shower in Master bath. Master bedroom has a walk-in closet with lots of shelving. Homeowners Association dues of \$75 per month cover lawn care, snow removal and garbage service.

**LISTING PRICE:** \$230,000.00 or \$245,000.00

**LOT SIZE:** 41' x 60'

**DINING ROOM:** 8'10" x 16'5"

**DINING RM FLOOR COVERING:** laminate

**LIVING ROOM:** 14'4" x 20'10"

**LIVING RM FLOOR COVERING:** carpet

**FAMILY ROOM:** 13'5" x 16'

**SMOKE ALARM:** Yes

**SUMP PUMP:** no

**AMP SERVICE:** 200 amp circuit breakers

**AGE:** Built in 1997