

Central Realty, Inc.

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ADDRESS: 1708 16th Avenue

LISTING PRICE: \$155,000.00

SQ. FT.: 1,200'

LOT SIZE: 55' x 88'

NUMBER OF BEDROOMS: 3

DINING ROOM: 15' x 11'6"

(1) 10' x 12' (2) 9' x 10' (3) 12'11" x 16' (upstairs)

DINING RM FLOOR COVERING: Hardwood

BEDRM FLOOR COVERING: snap together laminate

LIVING ROOM: 12'6" x 15'8"

KITCHEN: 10'2 x 11'6"

LIVING RM FLOOR COVERING: Hardwood

KITCHEN FLOOR COVERING: ceramic tile

OTHER:

BATHS: 1 6'2" x 13' with Jacuzzi tub with porcelain tile floor

BASEMENT: 250' with laundry hookups

SMOKE ALARM: yes

GARAGE: detached

SUMP PUMP: Sump hole, but no pump in it at this time

AVE. UTILITIES: \$204 Winter, \$204 Summer

AMP SERVICE: Circuit breakers, 100 amp

TAXES: \$1,224.38

AGE: Built in 1910

TYPE OF FURNACE AND AIR: 90% high efficiency GFA furnace new in 2018 & used central air unit added in 2018

APPLIANCES INCLUDED: Stove, Refrigerator, Dishwasher and Microwave (Washer and Dryer are negotiable)

OTHER PERSONAL PROPERTY:

COMMENTS: Roof replaced in 2012 by Dave Frauendorfer with 35 year Architectural shingles. New LP Smart siding, new replacement windows, composite porch flooring, vinyl railing and fence. New concrete driveway poured in 2022. Kitchen gutted and drywalled with new soft close drawers, quartz countertops and all new stainless steel appliances. Bathroom gutted and drywalled, new jacuzzi tub with "reheat" feature to allow for long soaks in the tub. Original hardwood floors in Living Room and Dining Room. Lawn will be seeded in Spring of 2023.