

# Central Realty, Inc.

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**ADDRESS:** 1210 10<sup>th</sup> Avenue

**SQ. FT.:** 2,034 Bi-Level (1,034 main and 1,000 lower level)

**NUMBER OF BEDROOMS:** 4

(1) 12'4" x 11' (2) 8' x 9'11" (3) 8'11" x 11'6" (4) 11'4" x 9'8"

**BEDRM FLOOR COVERING:** laminate upstairs, cement in basement

**KITCHEN:** 11' x 7'10 1/2"

**KITCHEN FLOOR COVERING:** ceramic tile

**BATHS:** 1 3/4 Main level 11' x 4'11" with tub/shower combo  
Basement is 5' x 5'5" with a shower

**BASEMENT:** partially finished 1,000'

**GARAGE:** detached 432'

**AVE. UTILITIES:** \$215.22

**TAXES:** \$2,009.00

**TYPE OF FURNACE AND AIR:** GFA furnace and central air

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

**OTHER PERSONAL PROPERTY:**

**COMMENTS:** Fenced in back yard. Bi-Level wood deck. Brick accent on front of home. Steel roof on house and garage. Alley access. 3/4 Bath added in basement in 2022. New floor coverings and interior paint in 2022. On the Eastern edge of town overlooking a cornfield. New garage door installed in Summer of 2022.

**LISTING PRICE:** \$185,000.00

**LOT SIZE:** 70' x 107'

**DINING ROOM:** 11' x 8'3"

**DINING RM FLOOR COVERING:** ceramic tile

**LIVING ROOM:** 17' x 12'1"

**LIVING RM FLOOR COVERING:** laminate

**OTHER:** Family room in basement 11'8" x 12'9" and 11'9" x 19' with vinyl plank laminate flooring new in 2022  
Non-conforming room in basement with closet 9'8" x 9'5"  
Laundry/Mechanical room in basement 10'2" x 11'2"

**SMOKE ALARM:** yes

**SUMP PUMP:** yes

**AMP SERVICE:** circuit breakers

**AGE:** Built in 1976