

Central Realty, Inc.

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ADDRESS: 404 A Avenue

LISTING PRICE: \$130,000.00

SQ. FT.: 1,514

LOT SIZE: 66 x 132

NUMBER OF BEDROOMS: 4

DINING ROOM: 13'3" x 13'5"

**(1) 10'1" x 13'3" (2) 13'3" x 13'4" SE (3) 13'5" x 9'10" NE
(4) 10'4" x 12'1" Northwest**

DINING RM FLOOR COVERING: wood laminate

BEDRM FLOOR COVERING: carpet

LIVING ROOM: 13'3" x 13'8"

KITCHEN: 13'1" x 12'7"

LIVING RM FLOOR COVERING: wood laminate

KITCHEN FLOOR COVERING: vinyl

OTHER: Laundry 7'4" x 12'10"

BATHS: 1 4'4" x 12'7"

BASEMENT: crawlspace

SMOKE ALARM: yes, 2

GARAGE: None, has concrete slab

SUMP PUMP: no

AVE. UTILITIES: \$241.81

AMP SERVICE: 100

TAXES: \$1,845.64

AGE: Built in 1910

TYPE OF FURNACE AND AIR: GFA and central air new in 2017

APPLIANCES INCLUDED: Microwave, Stove and Dishwasher (stainless steel, new in Spring of 2022)

OTHER PERSONAL PROPERTY: None, Gazebo is not included

COMMENTS: 1 ½ story home on a large corner lot. Interior remodeled in 2017 with new flooring and paint. New kitchen with all new shaker cabinets with soft close drawers. Butcher block prep island. Bathroom remodeled. New roof, electrical circuit breaker panel box, furnace and central air in 2017. Exterior painted in 2017. New hot water heater in 2022. New luxury vinyl plank flooring in main floor bedroom and kitchen in 2022. Stainless steel appliances purchased in 2022 are included with the home (not the refrigerator). Brick patio installed by back door in 2022. This home is Move-In ready!