

# Central Realty, Inc.

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**ADDRESS: 202 C Avenue**

**SQ. FT.: 1,946**

**NUMBER OF BEDROOMS: 3**

**(1) 11' x 13'5" (2) 13'8" x 11'1" (3) 11'4" x 14'11"**

**BEDRM FLOOR COVERING: Luxury vinyl plank**

**KITCHEN: 14'9" x 11'8"**

**KITCHEN FLOOR COVERING: luxury vinyl tile**

**BATHS: 2 Master 10' x 11'7" (2) 8'4" x 6'9"**

**BASEMENT: Crawlspace with plastic**

**GARAGE: attached 2 car 780'**

**AVE. UTILITIES: \$258.59**

**TAXES: \$2,297.74**

**LISTING PRICE: \$189,900.00**

**LOT SIZE: Irregular size 22,085 sq feet**

**DINING ROOM: 17'10" x 11'1"**

**DINING RM FLOOR COVERING: Luxury vinyl plank**

**LIVING ROOM: 11'10" x 25'4"**

**LIVING RM FLOOR COVERING: Luxury vinyl plank**

**OTHER: Craft Room/Office 11'4" x 14'11"**

**SMOKE ALARM: yes**

**SUMP PUMP: yes, discharges to street**

**AMP SERVICE: 200 amp circuit breakers**

**AGE: Built in 1910 with new addition in 2006**

**TYPE OF FURNACE AND AIR: GFA & central air (new compressor and lines in 2016)**

**APPLIANCES INCLUDED: Stove, Refrigerator, Dishwasher & Water Softener**

**OTHER PERSONAL PROPERTY: Gas fireplace (doesn't work at present – gas pilot isn't working & is not being repaired by Owner)**

**COMMENTS: Gas fireplace in Living Room. Whole house surge protector, Power vent, Underground sprinklers on own well with a fenced in back yard. 16' x 36' deck and 12' x 16' sunroom for entertaining with privacy in the back yard. Roof was replaced 4 years ago with Impact Resistant Architectural shingles. Stucco exterior painted in 2017. Easy to care for luxury vinyl plank & luxury vinyl tile floors throughout the home. This property is Not in a Flood Zone.**