

Central Realty, Inc.

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



ADDRESS: 412 Center Avenue, Wolbach, NE

SQ. FT.: 1,329

NUMBER OF BEDROOMS: 3

(1) 9'3" x 11'8" (2) 9'5" x 11'2" (3) 10'7" x 9'10"

BEDRM FLOOR COVERING: vinyl plank in 1, carpet in 1 & original hardwood in upstairs bedroom

KITCHEN: 7'8" x 18'1"

KITCHEN FLOOR COVERING: luxury vinyl plank

BATHS: 1 3/4

BASEMENT: yes, partially finished 886'

GARAGE: 2 car detached 768'

AVE. UTILITIES: \$65 for water, sewer & trash service, Propane for heat, Electric averages \$150 in Winter

TAXES: \$1,594.58

TYPE OF FURNACE AND AIR: Propane gas furnace (rented tank from Grossharts)

APPLIANCES INCLUDED: Stove, Refrigerator, Dishwasher, Microwave are included. Washer and Dryer are negotiable

OTHER PERSONAL PROPERTY: Water softener, Built-in gun safe is negotiable and some furniture in Man cave

COMMENTS: 1 1/2 story home on a corner lot. Fenced in back yard. Detached double car garage and numerous other storage outbuildings. New sewer line from house through part of lawn North of house with clean-out installed in 2022. New flooring installed, kitchen updated with new cabinets and countertops. All new appliances in 2000. Bathrooms updated in 2020. Basement has been renovated and a Radon mitigation system installed in 2022. Back lawn will be seeded when weather permits this Spring. Shingles have been purchased for the detached garage and Seller intends to install when weather allows. The 2nd lot and Man Cave will be "gifted" to the Buyer, if Buyer is interested in that property. The water lines to both are currently tied together and billed together by the City.

LISTING PRICE: \$130,000.00

LOT SIZE: Lot 1 is 50' x 140' & Lot 2 is 50' x 140'

DINING ROOM: 13'4" x 11'3"

DINING RM FLOOR COVERING: luxury vinyl plank

LIVING ROOM: 12'11" x 11'3"

LIVING RM FLOOR COVERING: luxury vinyl plank

OTHER: Office 8'8" x 9'10" upstairs
Laundry Room 5'6" x 11'5" basement (cement)
Family Room 19'2" x 6'11" & 10'9" x 9' basement
Plank flooring

SMOKE ALARM: yes, 8

SUMP PUMP: None

AMP SERVICE: 100 amp circuit breakers

AGE: Built in 1900