

Central Realty, Inc.

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ADDRESS: 2501 23rd Avenue

SQ. FT.: 1,252'

LISTING PRICE: Price Reduced to \$185,000.00

LOT SIZE: 67' x 100'

NUMBER OF BEDROOMS: 3

(1) 10'9" x 13'2" (2) 9'10" x 10'5" (3) 10'6" x 13'2"

BEDRM FLOOR COVERING: Carpet

KITCHEN: 15'2" x 7'10"

KITCHEN FLOOR COVERING:

BATHS: 1 1/2 Main is 9'6" x 4'10" and half bath is 3'11" x 4'5"

BASEMENT: 1,032, mostly unfinished

GARAGE: attached 364'

AVE. UTILITIES: \$195.99

TAXES: \$2,325.76

DINING ROOM: 9'7" x 9'10"

DINING RM FLOOR COVERING: wood laminate

LIVING ROOM: 14'9" x 23'2"

LIVING RM FLOOR COVERING: wood laminate

OTHER:

SMOKE ALARM: yes

SUMP PUMP: yes

AMP SERVICE: 125 amp Fuses & Circuit breakers

AGE: Built in 1973

TYPE OF FURNACE AND AIR: GFA furnace and central air, new in 2016.

APPLIANCES INCLUDED: Stove, Refrigerator & Microwave

OTHER PERSONAL PROPERTY:

COMMENTS: New roof in 2018. New hot water heater in 2020. Large Living room. Dining room with patio doors leading to fenced in yard. Own yard well for watering lawn or garden. Great location near the Merrick County Fitness Center. The Merrick County Child Development Center is across the street, so there is a bus drop-off across the street from home. Lots of storage in the mostly unfinished basement. This home is move-in ready!