

Central Realty, Inc.

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ADDRESS: 2604 18th Avenue

LISTING PRICE: \$218,000.00

SQ. FT.: 1,632'

LOT SIZE: 133' x 135'

NUMBER OF BEDROOMS: 3

DINING ROOM: 14'2" x 14'3"

(1) 11'2 x 14'8 & 8' x 8'9" (2) 13'7" x 10'10" (3) 9'7" x 12'

DINING RM FLOOR COVERING: carpet, new in 2021

BEDRM FLOOR COVERING: carpet, new in 2021

LIVING ROOM: 17'4" x 19'8"

KITCHEN: 9'1" x 14'3"

LIVING RM FLOOR COVERING: carpet, new in 2021

KITCHEN FLOOR COVERING: Vinyl Plank new in 2021

OTHER: Laundry area in Master bedroom 7'7" x 3'6"
Dinette area off kitchen 12'3" x 7'9"

BATHS: 2 Master 9'3" x 5'6" and Main 7'7" x 8'8"

BASEMENT: crawlspace, 816'

SMOKE ALARM: yes, 2

GARAGE: yes, attached 408'

SUMP PUMP: yes, discharges to yard

AVE. UTILITIES: \$324.13

AMP SERVICE: 200 amp circuit breakers

TAXES: \$2,186.90

AGE: Built in 1930, remodeled in 2021

TYPE OF FURNACE AND AIR: Gas forced air furnace and central air

APPLIANCES INCLUDED: Stainless Steel Stove, Refrigerator, Dishwasher and Microwave new in 2021

OTHER PERSONAL PROPERTY: Wooden play set in yard is negotiable

COMMENTS: 3 Bedroom, 2 bath home, totally remodeled in 2020-2021. All windows replaced, new doors, floor coverings, etc. Eat-in Kitchen with all new stainless steel appliances and a walk-in pantry. New cabinets and countertop. Large living room with patio doors leading out to the wood deck. Large master bedroom includes a master bath and a laundry area. New full bathroom by the kitchen. Large lot with plenty of room for kids to play. Playset in yard is negotiable. Located close to Middle and High School and Clarke Park and Aquatic Center (swimming pool) and South Park.