

Central Realty, Inc.

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ADDRESS: 2219 14th Avenue

SQ. FT.: 2,155

LISTING PRICE: Price reduced to \$269,000.00

LOT SIZE: 1.31 acres

NUMBER OF BEDROOMS: 3

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

BEDRM FLOOR COVERING: new carpet

KITCHEN: 16'1" x 12'

KITCHEN FLOOR COVERING: waterproof laminate

BATHS: 2 1/4

DINING ROOM: 12'2" x 11'5"

DINING RM FLOOR COVERING: waterproof laminate

LIVING ROOM: 20'11" x 14'9"

LIVING RM FLOOR COVERING: new carpet

OTHER: Office – 10'1" x 9'7"

Family room 26'5" x 14'8"

Laundry Room 9'7" x 7'

BASEMENT: 784'

GARAGE: 528'

AVE. UTILITIES: \$282.81

TAXES: \$3,308.24

SMOKE ALARM: yes, 2

SUMP PUMP: yes, 2

AMP SERVICE: 200 Amp circuit breakers

AGE: Built in 1965

TYPE OF FURNACE AND AIR: New boiler heat in 2016. New air conditioner unit in attic in 2017. Condenser is outside

APPLIANCES INCLUDED: New appliances in Fall of 2017. Direct Drive GE Dishwasher, Kitchen Aide induction top cooktop, Whirlpool convection microwave, Kitchen Aide – black stainless refrigerator and 2nd refrigerator. Double oven with convection oven in bottom section.

OTHER PERSONAL PROPERTY: Gas Fireplace in Living Room

COMMENTS: Lots of updates to the home in past few years. New carpet and vinyl plank flooring though out the home in 2020. New boiler for heat in 2016. Hot water on demand. New air conditioner unit in attic in 2017. Condenser unit is outside. Kitchen renovated and pantry added in 2020. New appliances in 2017. New 200 amp circuit breakers in 2018. New Hunter fans have been added in all bedrooms. All light fixtures have been replaced. Main bathroom remodeled in 2023 with step-in shower. Facia and gutters have been replaced. All windows except 6 on the East side have been replaced. UGSP with 7 stations and on own well. New black chain link fencing and vinyl privacy fence in 2023. Backyard has lots of established trees and landscaping. 26 new trees planted in 2023. Walking trail is on the East edge of the property. Great family home located near both Elementary and High Schools on a quiet street.