

# Central Realty, Inc.

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**ADDRESS:** 1415 17<sup>th</sup> Avenue

**SQ. FT.:** 2,262

**NUMBER OF BEDROOMS:**

(1) 9'6" x 13'2" (2) 14'9" x 20'4" (3) 12'1" x 15'5" with walk in closet area of 7'7" x 8'10" upstairs

**BEDRM FLOOR COVERING:**

**KITCHEN:** 1<sup>st</sup>, 8'11" x 13'9" & 2<sup>nd</sup> 6'8" x 11'6"

**KITCHEN FLOOR COVERING:**

**BATHS:** 2 (8' x 7'6" on Main floor) 4'10" x 9'7" upstairs

**BASEMENT:** crawlspace

**GARAGE:** no

**AVE. UTILITIES:** \$184.35

**TAXES:** \$756.02

**LISTING PRICE:** Price reduced to \$67,000.00

**LOT SIZE:** 66' x 134'

**DINING ROOM:**

**DINING RM FLOOR COVERING:**

**LIVING ROOM:** 16'7" x 13'4"

**LIVING RM FLOOR COVERING:** carpet

**OTHER:** Laundry room 13'9" x 11'9"

**SMOKE ALARM:** yes, 2

**SUMP PUMP:** no

**AMP SERVICE:** 100 amp circuit breakers

**AGE:** Built in 1910

**TYPE OF FURNACE AND AIR:** GFA furnace and 3 window air conditioners

**APPLIANCES INCLUDED:** Negotiable

**OTHER PERSONAL PROPERTY:** the Antique cupboard above the kitchen sink in first kitchen does not stay

**COMMENTS:** This property is being sold "As Is". It was formerly an apartment house with 3 separate apartments. Some renovations had been done, i.e. a new bathroom in the first main level apartment with a tub/shower combo, new window and vanity with granite counter top. Some new pex plumbing and a newer gas forced air furnace which was installed in 2018. The back part of the house had a metal roof installed about 10 years ago. The back portion also has vinyl siding. Some new sewer line and a clean out was added in the past couple years. If you're looking for a project, this one's for you!