

# Central Realty, Inc.

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**ADDRESS:** 1207 17<sup>th</sup> Avenue

**SQ. FT.:** 1,200

**LISTING PRICE:** \$95,000.00

**LOT SIZE:** 60 x 127

**NUMBER OF BEDROOMS:** 3

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

**BEDRM FLOOR COVERING:** wood in 2, 1 carpet

**KITCHEN:** 11'6" x 10'2"

**KITCHEN FLOOR COVERING:** vinyl

**BATHS:** 1 ½ (6'1" x 7'9") Half upstairs 6'5" x 4'11"

**BASEMENT:** 150' and 450' crawlspace  
(access from main bathroom)

**GARAGE:** None

**AVE. UTILITIES:** \$245.01

**TAXES:** \$1,050.68

**TYPE OF FURNACE AND AIR:** Gas Wall furnace installed 16 years ago

**APPLIANCES INCLUDED:** portable dishwasher, washer and dryer

**OTHER PERSONAL PROPERTY:** 2 window air conditioners

**COMMENTS:** This home has a 16 year old asphalt roof. Remodeled in 2005, with new drywall, wiring, pex and pvc plumbing and windows. Exterior vinyl siding was installed in Fall of 2021. Upstairs bathroom remodeled in 2022. This property is in a Flood Zone.

**DINING ROOM:** 11'5" x 14'6"

**DINING RM FLOOR COVERING:** vinyl

**LIVING ROOM:** 11'2" x 15'3"

**LIVING RM FLOOR COVERING:** carpet

**OTHER:** Front entryway 11'6" x 5'6"

**SMOKE ALARM:** yes

**SUMP PUMP:** no

**AMP SERVICE:** 200 amp

**AGE:** Built in 1910