

# Central Realty, Inc.

313 G Street --- Central City, NE 68826

Phone (308) 946-3263 / Fax (308) 946-2563 -- email – [centralrealty2000@gmail.com](mailto:centralrealty2000@gmail.com) / website - [www.centralrealtycc.com](http://www.centralrealtycc.com)

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**ADDRESS:** 123 Riverview Drive, Phillips

**LISTING PRICE:** \$350,000.00

**SQ. FT.:** 2,081

**LOT SIZE:** 22,491 square feet

**NUMBER OF BEDROOMS:** 4

**DINING ROOM:** 8'7" x 15'5"

(1) 13'5" x 12'11" (2) 11'6" x 9'6" (3) 11'3" x 9'7"  
(4) 12'1" x 10'11"

**DINING RM FLOOR COVERING:** Pergo Luxury vinyl plank

**BEDRM FLOOR COVERING:** Carpet

**LIVING ROOM:** 20'9" x 13'6"

**KITCHEN:** 15'8" x 11'1"

**LIVING RM FLOOR COVERING:** Pergo Luxury vinyl plank

**KITCHEN FLOOR COVERING:** Pergo waterproof luxury vinyl plank flooring

**OTHER:** Family room 19'7" x 16'9"

**BATHS:** 1 3/4

**BASEMENT:** 600 sq feet unfinished

**SMOKE ALARM:** yes

**GARAGE:** Attached 680' 2 car

**SUMP PUMP:** yes

**AVE. UTILITIES:** \$

**AMP SERVICE:** 150 amp circuit breakers

**TAXES:** \$2,312.14

**AGE:** Original house built in 1998, new addition added with 4<sup>th</sup> bedroom, Family Room and basement area in 2002

**TYPE OF FURNACE AND AIR:** 2 units Gas and Electric Heat pump and central air

**APPLIANCES INCLUDED:** Stove, Refrigerator, Dishwasher, Microwave

**OTHER PERSONAL PROPERTY:** Garbage Disposal, Water Softener, Fireplace, Gas powered generator (new in 2008)

**COMMENTS:** 4 bedroom, 1 3/4 bath all on one level Ranch style home. Lot is approximately 1/2 acre. Open concept living room, dining area. Kitchen has granite countertops. Family Room with fireplace. New waterproof luxury vinyl plank flooring in living room, dining room and kitchen in last 2 years. Master bathroom remodeled with a glass walk in shower in 2022. Interior recently repainted. Great location just across the bridge off Highway 34 into Hamilton County. Back yard overlooks a grassy area, so great opportunity to see wildlife. Storage shed in the backyard and area for a garden. Nice brick patio for entertaining. Owner has a Nebraska real estate Salesperson's license.