

Central Realty, Inc.

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ADDRESS: 911 Platte Street, Chapman

SQ. FT.: 1,502

LISTING PRICE: 160,000.00

LOT SIZE: 75' x 140'

NUMBER OF BEDROOMS: 3

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

BEDRM FLOOR COVERING: carpet

KITCHEN: 10'3" x 11'9"

KITCHEN FLOOR COVERING: vinyl plank flooring

BATHS: 2

Up stairs bathroom 7'4" x 8'3"

BASEMENT: crawl space 892 ft

GARAGE: Detached 364 ft with a lean-to

AVE. UTILITIES: Chapman water & sewer, Black Hills for Gas, Souther Public Power District for Electricity and trash service is through Mid-Nebraska Disposal service

TAXES: \$932.48

TYPE OF FURNACE AND AIR: Gas furnace and Central air (the entire unit is outside on the North side of the home)

APPLIANCES INCLUDED: Range/oven, Refrigerator, Dishwasher, Microwave, Washer & Dryer.

OTHER PERSONAL PROPERTY:

COMMENTS: This one and a half story home sits on a large corner lot in Chapman. Fenced in yard for kids and pets. New asphalt roof in 2020. New vinyl siding installed in 2021. New well pump in 2023 for the Underground sprinkler system. The interior of this home has been renovated in the past 6 years. Main floor has the original woodwork and doors. French doors open into the Dining Room from the Living Room. Kitchen was remodeled with new cabinets with soft-close drawers and granite countertops. Newer stainless steel appliances are included. The bath on the first floor has a large freestanding bathtub. One bedroom on the main floor and 2 upstairs, along with another full bathroom. There is a built-in dresser in the upstairs landing between the two bedrooms. The detached 1 car garage has a lean-to on the West end for bikes, etc.

DINING ROOM: 12'6" x 13'4"

DINING RM FLOOR COVERING: vinyl plank flooring

LIVING ROOM: 25' x 12'2"

LIVING RM FLOOR COVERING: carpet

OTHER: Up stairs landing 6'9" x 19'11"

SMOKE ALARM: yes, 5

SUMP PUMP: yes, two in crawlspace, but have not been needed since sand was brought in to crawlspace area

AMP SERVICE: 200 amp circuit breakers

AGE: Built in 1910