

Central Realty, Inc.

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ADDRESS: #20 Chantilly, Grand Island

SQ. FT.: 1,361

LISTING PRICE: \$175,000.00

LOT SIZE: 1,380 square feet

NUMBER OF BEDROOMS: 2

(1) 11'11" x 15'2" (2) 11'8" x 9'10" (3)

BEDRM FLOOR COVERING: carpet

KITCHEN: 6' x 14'9"

KITCHEN FLOOR COVERING: linoleum

BATHS: 1 ½ Main 8'5" x 7'5", Half 3' x 6'7"

BASEMENT: 721' unfinished

GARAGE: yes, attached 336'

AVE. UTILITIES: \$

TAXES: \$2,314.08

DINING ROOM: 11'10" x 11'6"

DINING RM FLOOR COVERING: carpet

LIVING ROOM: 15'2" x 19'

LIVING RM FLOOR COVERING: carpet

OTHER: Laundry area upstairs 3' x 10'7"

SMOKE ALARM: yes

SUMP PUMP: no

AMP SERVICE: circuit breakers

AGE: Built in 1978

TYPE OF FURNACE AND AIR: GFA furnace and central air

APPLIANCES INCLUDED: Stove, Refrigerator, Dishwasher, Washer and Dryer

OTHER PERSONAL PROPERTY: Water Softener

COMMENTS: HOA dues of \$126 monthly covers Mowing, Snow removal and UGSP. Vinyl siding with stone veneer accent. Roof is 13 years old. Patio doors in living room open to a fenced in patio area and Patio doors off the Master bedroom lead to upper wooden deck. Walk in closet in master bedroom. 2nd bedroom has 2 closets. Laundry area is on 2nd floor. Full bathroom with double vanity and tub/shower combo upstairs. Half bath on main level. Unfinished basement offers lots of room for storage.