

Central Realty, Inc.

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ADDRESS: 1016 20th Street, Central City

SQ. FT.: 2,118'

NUMBER OF BEDROOMS: 3

(1) 11'9" x 10'1" (2) 11'10" x 10' (3) 14'3" x 13'8" upstairs

BEDRM FLOOR COVERING: original hardwood

KITCHEN: 14'1" x 9'6"

KITCHEN FLOOR COVERING: original hardwood

BATHS: 1 1/2 Main 7'10" x 6', Half Bath 6' x 6'

BASEMENT: yes, 1,400' total, Man cave finished area

GARAGE: detached oversized 864'

AVE. UTILITIES: \$262.35

TAXES: \$2,291.18

TYPE OF FURNACE AND AIR: New gas forced air furnace and central air in 2022

APPLIANCES INCLUDED: Refrigerator, Stove, Dishwasher and Microwave

OTHER PERSONAL PROPERTY: Indoor/Outdoor Rug in the laundry room and 2 tan rugs in the Man Cave all stay

COMMENTS: Inviting front covered porch leads into an attractive Foyer. Original hardwood floors and woodwork which have been well maintained throughout the home. The living room features a fireplace (just for looks – doesn't work) and beautiful French doors which lead into the Dining Room. There is a wooden bench seating area and built in buffet. The kitchen has been updated with painted cabinets. A breakfast nook offers a great area to begin your day in a quiet space. There are 2 bedrooms on the main floor and a full bath with a step-in shower with seat. The hallway has built-ins for storage. Upstairs is a large bedroom, half bath and a sitting room. Great separate living space for company or a teenager. The large detached garage can fit at least 3 cars and still leave room for a workshop area. A composite deck overlooks the back yard. There is a sand point well for watering the yard. Driveway was recently paved in 2022.

LISTING PRICE: \$247,500.00

LOT SIZE: 81' x 137'

DINING ROOM: 12'4" x 15'7"

DINING RM FLOOR COVERING: original hardwood

LIVING ROOM: 13'6" x 19'10"

LIVING RM FLOOR COVERING: original oak hardwood

OTHER: Breakfast Nook: 20'8" x 7'7"

Laundry room in basement: 9'1" x 13'11"

Man Cave in basement: 13'6" x 25'2"

Foyer: 4'8" x 4'3"

SMOKE ALARM: yes, 5

SUMP PUMP: yes

AMP SERVICE: unknown, circuit breakers

AGE: Built in 1930