

Central Realty, Inc.

313 G Street --- Central City, NE 68826
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ADDRESS: 1311 27th Street, Central City, NE

LISTING PRICE: \$210,000.00

SQ. FT.: 1,288'

LOT SIZE: 56' x 48'

NUMBER OF BEDROOMS: 3

DINING ROOM: 10'2" x 7'10"

(1) 10'6" x 13'7" Primary (2) 9'7" x 9'5" Middle (3) 13'6" x 10'1" West

DINING RM FLOOR COVERING: carpet

BEDRM FLOOR COVERING: carpet

LIVING ROOM: 15'2" x 20'6"

KITCHEN: 7'10" x 12'5"

LIVING RM FLOOR COVERING: carpet

KITCHEN FLOOR COVERING: carpet

OTHER: Laundry room 12'7" x 8'7"

BATHS: 2 Main 5'4" x 8' vinyl flooring – tub/shower
By Primary bedroom with 2 closets 4'11" x 7'11" step in
shower, vinyl by shower and carpet by closet area

BASEMENT: crawlspace

SMOKE ALARM: yes

GARAGE: yes, attached 572'

SUMP PUMP: no

AVE. UTILITIES: unknown – home has
been vacant since June 2023

AMP SERVICE: 150 amp circuit breakers

TAXES: \$2,171.44

AGE: Built in 1992

TYPE OF FURNACE AND AIR: Electric Furnace (central air unit is newer than furnace)

APPLIANCES INCLUDED: New stove in 2024, Refrigerator is approximately 5 years old, Dishwasher, Washer and Dryer

OTHER PERSONAL PROPERTY: Electric Fireplace, water softener and storage unit in garage

COMMENTS: Middle unit of all one level townhouse in New Towne Estates. Primary bedroom on the East end of house and middle bedroom/office both have new vinyl clad windows on the North side of rooms. New front entry door and storm door installed in Fall of 2024. Large living room features an electric fireplace and a Bay window to allow a lot of natural light into the home. Kitchen has lots of storage and appliances are included. Pantry in the laundry room. Concrete covered patio area in the back allows a great view of the pasture and horses to the North of property. Homeowners Association dues of \$75 per month cover lawn care, snow removal and garbage service.