

Central Realty, Inc.

313 G Street --- Central City, NE 68826

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ADDRESS: 2016 17th Avenue

SQ. FT.: 1,892

LISTING PRICE: \$215,000.00

LOT SIZE: 50 x 132

NUMBER OF BEDROOMS: 3

(1) 10'7" x 12'6" SW (2) 12'6" x 10' NE (3) 12'6" x 12' SE

BEDRM FLOOR COVERING: vinyl plank

KITCHEN: 10'4" x 13'

KITCHEN FLOOR COVERING: original hardwood

**BATHS: 2 ¾ Master bath 8' x 9', Main upstairs 8'11" x 6'9"
¾ bath on main level 6'5 ½" x 5'3" (corner shower)**

BASEMENT: crawlspace

GARAGE: detached 320'

AVE. UTILITIES: \$

TAXES: \$2,096.70

DINING ROOM: 15-3" x 13'

DINING RM FLOOR COVERING: original hardwood

LIVING ROOM: 12' x 14'10"

LIVING RM FLOOR COVERING: Original hardwood

**OTHER: Mechanical Room/Laundry room 14'1" x 8'3"
Foyer: 10'1" x 7'8"**

SMOKE ALARM: yes, 4 hardwired by Electrician

SUMP PUMP: None

AMP SERVICE: 200 amp circuit breakers

AGE: Built in 1910, Renovated in 2024

TYPE OF FURNACE AND AIR: New furnace and air conditioner installed in 2023

APPLIANCES INCLUDED: Stove, Refrigerator, Dishwasher and Microwave, all new in 2024

OTHER PERSONAL PROPERTY: Water Softener, new in 2024

COMMENTS: New roof in 2021 – removed flat roof and replaced with a slight peaked roof. New kitchen cabinets and quart countertops and all new stainless steel appliances included. Additional insulation added in attic and upstairs walls. All new drywall in entire home. Recently painted. All new electrical and pex plumbing. New staircase and landing. Windows and solid core doors have been replaced. 3 bedrooms are upstairs, Primary has its own bathroom and 2nd full bath with a claw foot tub is shared. Wood deck added on West. New sewer line. Detached 1 car garage and alley access.