

# Central Realty, Inc.

313 G Street --- Central City, NE 68826

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**ADDRESS:** 2216 15<sup>th</sup> Avenue

**LISTING PRICE:** Price reduced to \$329,900.00

**SQ. FT.:** 2,710'

**LOT SIZE:** 77' x 140'

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**NUMBER OF BEDROOMS:** 4

**DINING ROOM:** 13' x 15'

(1) 15'6" x 13'10" (2) NE 11' x 12' (3) SE 13' x 12'10"  
(4) Attic 18'8" x 13'6"

**DINING RM FLOOR COVERING:** original hardwood

**BEDRM FLOOR COVERING:** plank flooring

**LIVING ROOM:** 13' x 25'4"

**KITCHEN:** 10' x 12' (2 Butler's Pantry's for additional storage) South one 10'8" x 4'10" & North one 6'6" x 5'

**LIVING RM FLOOR COVERING:** original hardwood

**KITCHEN FLOOR COVERING:** laminate

**OTHER:** Office/Den 13' x 9'6"

**BATHS:** 2 1/2

**BASEMENT:** yes

**SMOKE ALARM:** yes, 7

**GARAGE:** detached oversized single car

**SUMP PUMP:** no

**AVE. UTILITIES:** \$337.86

**AMP SERVICE:** 200 amp circuit breakers

**TAXES:** \$1,811.66

**AGE:** Built in 1910

**TYPE OF FURNACE AND AIR:** 2 gas furnaces and central air – Newer furnace for 1<sup>st</sup> floor was installed in 2018, but does not have the A/C portion. Other furnace provides heat and central air for the 2<sup>nd</sup> and 3<sup>rd</sup> floors.

**APPLIANCES INCLUDED:** Gas Stove and Dishwasher are less than 1 year old, Refrigerator, Microwave, Washer & Dryer

**OTHER PERSONAL PROPERTY:** Woodburning fireplace, TV in the basement and cabinets along West wall of first room in basement stay, under the sink Reverse Osmosis drinking water system and new water softener are included. Nest thermostat.

**COMMENTS:** Inviting wrap around covered porch. Original hardwood floors in living room and dining room. Pocket doors between Living Room and Dining Room. Woodburning fireplace in the living room. French doors lead into office/den area. Lead glass windows. 2 Butler's pantry's on both sides of the kitchen offer additional storage and preparation area. Painted ornamental tin ceiling in the kitchen. All appliances included. Primary bedroom has an ensuite with shower and separate soaking tub. New plank flooring in all upstairs bedrooms. Attic space was converted to a 4<sup>th</sup> large bedroom. New deck on the back. New wood fence for privacy. UGSP on own well.