

Central Realty, Inc.

313 G Street --- Central City, NE 68826
Phone (308) 946-3263 / Fax (308) 946-2563 -- email – centralrealty2000@gmail.com / website - www.centralrealtycc.com



ADDRESS: 2216 15th Avenue

SQ. FT.: 2,710'

LISTING PRICE: Price reduced to \$305,000.00

LOT SIZE: 77' x 140'

NUMBER OF BEDROOMS: 4

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

BEDRM FLOOR COVERING: plank flooring

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'

KITCHEN FLOOR COVERING: laminate

BATHS: 2 1/2

BASEMENT: yes

GARAGE: detached oversized single car

AVE. UTILITIES: \$337.86

TAXES: \$1,811.66

DINING ROOM: 13' x 15'

DINING RM FLOOR COVERING: original hardwood

LIVING ROOM: 13' x 25'4"

LIVING RM FLOOR COVERING: original hardwood

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

SMOKE ALARM: yes, 7

SUMP PUMP: no

AMP SERVICE: 200 amp circuit breakers

AGE: Built in 1910

TYPE OF FURNACE AND AIR: 2 gas furnaces and central air – Newer furnace for 1st floor was installed in 2018, but does not have the A/C portion. Other furnace provides heat and central air for the 2nd and 3rd 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 4th large bedroom. New deck on the back. New wood fence for privacy. UGSP on own well.