

Central Realty, Inc.

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ADDRESS: 2604 26th Avenue

SQ. FT.: 2,147

LISTING PRICE: \$355,000.00

LOT SIZE: less than one acre (Parcel #1912.02 House)

NUMBER OF BEDROOMS: 3

(1) 19' x 11' & 13' X5'6" (2) 14' x 12'6" (3) 12'4" x 11'

BEDRM FLOOR COVERING: carpet

KITCHEN: 11'6" x 11'6"

KITCHEN FLOOR COVERING: ceramic tile

**BATHS: 2 1/2 Main is 11' x 5' Master is 12'11" x 12'6"
1/2 bath is 3'4" x 6'**

BASEMENT: crawlspace

GARAGE: Attached 840'

AVE. UTILITIES: \$293.88

TAXES: \$3,478.14

DINING ROOM: 11'2" x 13'8"

DINING RM FLOOR COVERING: carpet

LIVING ROOM: 20'2" x 21'8"

LIVING RM FLOOR COVERING: carpet

**OTHER: Foyer 7'5" x 8'6"
Enclosed Sunporch 11'6" x 13'6"**

SMOKE ALARM: yes

SUMP PUMP: no

AMP SERVICE: 200 amp circuit breakers

AGE: Built in 1995

TYPE OF FURNACE AND AIR: New GFA furnace and central air installed in 2022.

APPLIANCES INCLUDED: Appliances are less than 3 years old, Double oven, Built-in Microwave, Jenn-Aire Cooktop in Island, Dishwasher, Refrigerator

OTHER PERSONAL PROPERTY: Water Softener, Gas Fireplace, Intercom with AM/FM radio & CD player.

COMMENTS: This home was custom built by Jack Lyons construction in 1995. The living room has a cathedral ceiling and a gas fireplace. Open floor plan. Eat-in kitchen with nearly new appliances included. The master bath features a jacuzzi tub and walk-in shower. Custom window treatments add a nice touch to the décor. Enclosed sunporch. Wood deck off the dining room overlooks the pasture which is lined with trees for privacy. Man Cave in the back yard has 720 square feet, is insulated and has a furnace and central air. Beautiful established trees in front of the home and newly landscaped in last 3 years. UGSP on a private well.