

# Central Realty, Inc.

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**ADDRESS:** 406 F Avenue, Central City

**SQ. FT.:** 1,435'

**LISTING PRICE:** \$199,000.00

**LOT SIZE:** 132' x 132' (2 lots)

**NUMBER OF BEDROOMS:** 3

(1) 15'8" x 7'9" (2) 11'2" x 12'11" (3) 11' x 13'3 1/2"

**BEDRM FLOOR COVERING:** new carpet

**KITCHEN:** 12'2" x 10'8"

**KITCHEN FLOOR COVERING:** new vinyl plank

**BATHS:** 2 8' x 4'10" & 4'10" x 9'7" with vinyl flooring

**BASEMENT:** crawlspace

**GARAGE:** detached 1 car,

**AVE. UTILITIES:** \$170.97

**TAXES:** \$1,695.82

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

**DINING RM FLOOR COVERING:** New vinyl plank

**LIVING ROOM:** 13' x 13'8"

**LIVING RM FLOOR COVERING:** New vinyl plank

**OTHER:** Pantry 2'9" x 5'

**LAUNDRY/MUD ROOM:** 8'8" x 11'7 1/2 "

**SMOKE ALARM:** yes 3

**SUMP PUMP:** no

**AMP SERVICE:** 100 amp circuit breakers

**AGE:** Built in 1910, new addition built in 2022 and interior remodeled during last 2 years.

**TYPE OF FURNACE AND AIR:** Gas forced air furnace and central air unit (New in 2022)

**APPLIANCES INCLUDED:** Stove and Dishwasher are less than 2 years old.

**OTHER PERSONAL PROPERTY:** Playhouse in the back yard has a new roof, windows and siding in 2024

**COMMENTS:** The interior of this home has been entirely remodeled in the past 2 years. A new addition with 3<sup>rd</sup> bedroom and full bathroom was added. All new electrical and pex plumbing was installed during renovation. New light fixtures and ceiling fans in every room. New roof, windows, siding, flooring and HVAC during the past 2 years. 12 inches of blown in insulation was added to the attic in May 2024. The original window with lead glass was left in the Living Room. Large yard with established trees. Paved street to the East of property. Close to North Park. Possession is subject to tenant's lease.