

Central Realty, Inc.

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ADDRESS: 1301 New Towne Drive

LISTING PRICE: \$219,000.00

SQ. FT.: 1,284'

LOT SIZE: 57' x 48'

NUMBER OF BEDROOMS: 3

DINING ROOM: 14'3" x 6'10"

(1) 13' x 10'5" (2) 10' x 12'11" (3) 9'8" x 9'7"

DINING RM FLOOR COVERING: new Luxury Vinyl Plank in 2022

BEDRM FLOOR COVERING: new carpet in 2022

LIVING ROOM: 14' x 20'4"

KITCHEN: 12'7" x 6'2"

LIVING RM FLOOR COVERING: new Luxury Vinyl Plank in 2022

KITCHEN FLOOR COVERING: new Luxury Vinyl Plank in 2022

OTHER: Laundry / Mechanical room 11'11" x 7'11"

BATHS: 2 Master 5'1" x 9'3" & Main 4'11" x 7'6"

BASEMENT: crawlspace with moisture barrier

SMOKE ALARM: yes

GARAGE: attached 547' 2 car

SUMP PUMP: no

AVE. UTILITIES: \$155.78

AMP SERVICE: 100 amp circuit breakers

TAXES: \$2,210.36

AGE: Built in 1988, Remodeled in 2022

TYPE OF FURNACE AND AIR: Electric Heat Pump and Central Air (new in 2023)

APPLIANCES INCLUDED: Stove, Microwave, Refrigerator, Dishwasher, Washer and Dryer (all new in 2023)

OTHER PERSONAL PROPERTY: New garbage disposal in 2022, New garage door opener in 2022, Water Softener

COMMENTS: 3 bedroom, 2 bath end unit townhouse in New Towne Estates. Homeowners Association dues of \$900 annually (\$75 per month) covers the lawn mowing, snow removal and trash. This townhouse has had a lot of updates in the past 3 years. Luxury Vinyl Plank flooring and carpets were installed in 2022. Kitchen renovated with new Thinscape countertop and all new stainless-steel appliances in 2023. New electric HVAC/heat pump and plenum in 2023. All windows were replaced in 2023 and walk in doors were also replaced. Very attractive interior paint colors and modern look. Covered patio area in the back to enjoy these Summer evenings.