

Central Realty, Inc.

313 G Street --- Central City, NE 68826
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ADDRESS: 1913 16th Avenue

SQ. FT.: 1,090

NUMBER OF BEDROOMS: 3 (2 on main level & 1 upstairs)

(1) 11'4" x 9'5" (2) 11'5" x 9'4" (3) 15'5" x 9'11" upstairs

BEDRM FLOOR COVERING: hardwood

KITCHEN: 7'7" x 10'4"

KITCHEN FLOOR COVERING: laminate

BATHS: 1 7'7" x 5'3"

BASEMENT: no, but has a crawlspace

GARAGE: ManCave / SheShed 336'

AVE. UTILITIES: \$140.08

TAXES: \$859.36

LISTING PRICE: Price reduced to \$114,000.00

LOT SIZE: 46' x 132'

DINING ROOM: 11'4" x 11'6"

DINING RM FLOOR COVERING: laminate

LIVING ROOM: 21'8" x 11'5"

LIVING RM FLOOR COVERING: Hardwood

OTHER: Office upstairs 11'5" x 4'7"
Mechanical room 3'5" x 7'5"

SMOKE ALARM: yes

SUMP PUMP: no

AMP SERVICE: new 100 amp circuit breakers

AGE: Built in 1920

TYPE OF FURNACE AND AIR: Gas forced air furnace new in 2022 (No central air)

APPLIANCES INCLUDED: Stove & Refrigerator, Stackable washer and dryer

OTHER PERSONAL PROPERTY: Futon upstairs and any other furniture someone may be interested could be included

COMMENTS: Cozy home located close to Sheriff's office and Elementary school. Since the home was purchased a year ago, Owner has had carpets removed and the hardwood floors exposed and painted. Interior painted. Dirt was hauled in and concrete was poured. Some trees removed and new sidewalk installed in front. Some new windows. Man Cave/She Shed had electrical upgraded and hardboard siding installed. Electrical service was upgraded to circuit breakers. New hot water heater in September of 2024. 2 bedrooms and bathroom on the main level and 3rd bedroom upstairs with a Bonus room that could serve as an office. Great investment or starter home.