

Central Realty, Inc.

313 G Street --- Central City, NE 68826
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ADDRESS: 2230 20th Avenue

SQ. FT.: 1,987

NUMBER OF BEDROOMS: 4

(1) 10' x 13'6" (2) 16' X 14' (3) 13'4" x 9'4" (4) 13'4" x 16'4"
(4th bedroom is in basement & has an egress window and closet)

BEDRM FLOOR COVERING: new LVP on main level

KITCHEN: 13'2" x 11'9"

KITCHEN FLOOR COVERING: new LVP

BATHS: 2 1/2

BASEMENT: Yes, partially finished

GARAGE: Attached 648'

AVE. UTILITIES: \$286.69

TAXES: \$2,492.74

LISTING PRICE: Price reduced to \$279,000.00

LOT SIZE: 122' x 150'

DINING ROOM:

DINING RM FLOOR COVERING: Carpet

LIVING ROOM: 21'6" x 16'10"

LIVING RM FLOOR COVERING: Carpet

OTHER: Office on main level
Laundry Room, currently in basement
Family Room in basement

SMOKE ALARM: Yes,

SUMP PUMP: No

AMP SERVICE:

AGE: Built in 1970

TYPE OF FURNACE AND AIR: Lennox furnace in 2006 with Central Air

APPLIANCES INCLUDED: Electric Stove, Refrigerator, Dishwasher and Microwave

OTHER PERSONAL PROPERTY: New Water Softener

COMMENTS: Motivated Seller! Very well-maintained ranch style home on a beautifully landscaped corner lot. Partially finished basement. Paved circle driveway. New LVP flooring installed on the main level. Kitchen features birch upper cabinets and metal lower cabinets recently painted. All appliances stay. Primary bedroom has a cedar-lined walk-in closet and master bath with a 63" wide walk-in shower of Onyx stone. New toilets in all 3 bathrooms. Wood deck near the front steps and brick patio in the back yard. Chain link fence allows an area for pets or children to safely play. Installed new soffits, gutters and garage doors. UGSP with own well. Home inspection and termite inspection have already been completed. Epp Foundation Repair installed a vapor barrier and sump pump in the crawlspace in May 2025 as a precautionary measure.