

Central Realty, Inc.

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ADDRESS: 2402 17th Avenue

SQ. FT.: 1,252 on main level and 936 in basement

NUMBER OF BEDROOMS: 3

(1) 12'11" x 25'8" (2) 11'10" x 11'4" (3) 12'11" x 11'4"

BEDRM FLOOR COVERING: carpet & hardwood

KITCHEN: 10'10" x 10'

KITCHEN FLOOR COVERING: tile

BATHS: 1 1/2 8'10" x 5' main floor
Half bath in basement 7' x 5'9"

BASEMENT: 936' finished – 2 non-conforming bedrooms, family room and a kitchen along with a half bath

GARAGE: Detached 728' built in 2018

AVE. UTILITIES: \$289.29

TAXES: \$1,769.68

TYPE OF FURNACE AND AIR: New HVAC system in 2019 (unit is in the attic)

APPLIANCES INCLUDED: Stove, Refrigerator, Dishwasher and Microwave

OTHER PERSONAL PROPERTY: Hot tub

COMMENTS: Oak hardwood floors refinished by Benner Hardwood. Oak kitchen cabinets have been painted white for an updated look in the Kitchen. Granite countertops. In 2018, a Family Room was added with patio doors leading out to deck. Pella Windows are tinted in the Family Room. It has a mini-split unit for heating and cooling of that area only. 12 years ago, a patio with hot tub was added with access just off the Primary bedroom. Recently, Ziller Tile installed a walk-in shower during bathroom remodel. Very attractive white countertop on vanity and a shelf. The attic has an additional 8 to 10 inches of insulation blown-in. UGSP to the front and back yard with own well. Double car garage was built in 2018. This was originally built as a basement home, so there is a kitchen area, family room and 2 non-conforming bedrooms in the basement along with a half bath. Concrete driveway circles around property to allow exit North into the alley. Property is located close to park and Middle School and High School.

LISTING PRICE: \$220,000.00

LOT SIZE: 66' x 166'

DINING ROOM:

DINING RM FLOOR COVERING: Original hardwood

LIVING ROOM: 19'11" x

LIVING RM FLOOR COVERING: carpet

OTHER: Family Room 14' x 13'4" Hardwood floors
Laundry Room 11'4" x 11'7"
Family Room in basement 12'11" x 15'
Foyer 3'4" x 6'6"

SMOKE ALARM: yes

SUMP PUMP: No

AMP SERVICE: 200 amp circuit breakers

AGE: Built in 1955 by Claude Claussen