

Central Realty, Inc.

313 G Street --- Central City, NE 68826
Phone (308) 946-3263 / Fax (308) 946-2563 -- email – centralrealty2000@gmail.com / website - www.centralrealtycc.com



ADDRESS: 2608 20th Avenue

SQ. FT.: 1,422

LISTING PRICE: \$189,000.00

LOT SIZE: 86' x 130'

NUMBER OF BEDROOMS: 3

(1) 12'8" x 9'9" Primary (2) 13'3" x 10'8" South (3) 12'4" x 10'8" North

BEDRM FLOOR COVERING: carpet

KITCHEN: 15'5" x 12'2"

KITCHEN FLOOR COVERING:

BATHS: 1 ¾ Main 7'10" x 7'3"
Master Bath 6'4" x 7'1"

BASEMENT: none, has a crawlspace

GARAGE: 1 car attached 312'

AVE. UTILITIES: \$340.56

TAXES: \$1,598.64

DINING ROOM: included in Kitchen

DINING RM FLOOR COVERING:

LIVING ROOM: 12' x 22'

LIVING RM FLOOR COVERING:

OTHER: Laundry Room 11'11" x 8'1"

Walk in closet in Primary bedroom 6' x 5'11"

SMOKE ALARM: yes

SUMP PUMP: no

AMP SERVICE:

AGE: Built in 1969

TYPE OF FURNACE AND AIR: GFA furnace and central air

APPLIANCES INCLUDED: Stove, Refrigerator (purchased 2 months ago), Dishwasher, Microwave and extra fridge in garage

OTHER PERSONAL PROPERTY: Raised garden beds in back yard

COMMENTS: This 3 bedroom, 1 ¾ bath ranch style home has metal siding which was recently painted and a 2 year old asphalt shingle roof. Very attractive updated color of siding. All appliances are included. New 40 gallon hot water heater purchased in 2024. Covered patio and raised garden beds in the back yard.