

# Central Realty, Inc.

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**ADDRESS: 2200 Berryman Lane**

**SQ. FT.: 1,568**

**NUMBER OF BEDROOMS: 3**

**(1) 17'4" x 11'5" (2) 10'2" x 13'1" SE (3) 10'1" x 13'1" SW**

**BEDRM FLOOR COVERING: Carpet**

**KITCHEN: 17'4" x 13'2"**

**KITCHEN FLOOR COVERING: linoleum**

**BATHS: 2 Main 5'1" x 8'  
Master 8'10" x 11'6"**

**BASEMENT: no, has a crawlspace**

**GARAGE: Yes, Detached 720'**

**AVE. UTILITIES: \$218.34**

**TAXES: \$1,897.92**

**LISTING PRICE: \$190,000.00**

**LOT SIZE: 98' x 151'**

**DINING ROOM: included in Living Room square footage**

**DINING RM FLOOR COVERING: carpet**

**LIVING ROOM: 28' x 18'5"**

**LIVING RM FLOOR COVERING: Carpet**

**OTHER: Laundry area 7'1" x 7'10" just off kitchen**

**Master Closet: 5'1" x 7'11"**

**SMOKE ALARM: yes, 3**

**SUMP PUMP: no**

**AMP SERVICE: 100 amp circuit breakers**

**AGE: Built in 1988**

**TYPE OF FURNACE AND AIR: Coleman Furnace and Central Air**

**APPLIANCES INCLUDED: Gas Stove, Refrigerator, Dishwasher, Washer and Dryer**

**OTHER PERSONAL PROPERTY: Water Softener, Woodburning Fireplace (Owner has never used the fireplace)**

**COMMENTS: Modular home on a crawlspace. Corner lot with a paved driveway leading to the oversized detached garage. Fenced in backyard. Underground sprinklers with own well. Covered concrete patio area in back for entertaining. Large living room with fireplace. Kitchen features a dining area and lots of storage. Appliances are included.**