

# Central Realty, Inc.

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**ADDRESS:** 2527 3<sup>rd</sup> Road, Palmer

**SQ. FT.:** 2,586'

**LISTING PRICE:** \$279,000.00 Price Reduced

**LOT SIZE:** 1.27 acres

**NUMBER OF BEDROOMS:** 3

(1) 12' x 17'8" (2) 12'1" x 15'6" (3) 11'1" x 12'

**BEDRM FLOOR COVERING:** Carpet

**KITCHEN:** 32'3" x 8'10" Galley kitchen

**KITCHEN FLOOR COVERING:** Carpet

**BATHS:** 4 total ¾ bath off Utility room 4'6" x 7'  
Main with step in shower 12'1" x 8'3", Basement ¾ 5'2" x 8'  
Primary suite: His 5' x 6' & Hers 8'5" x 11'6"  
**BASEMENT:** partially finished 868'

**GARAGE:** attached 995', 3 stall

**AVE. UTILITIES:** \$

**TAXES:** \$3,117.68

**DINING ROOM:** 14'2" x 12'5"

**DINING RM FLOOR COVERING:** Carpet

**LIVING ROOM:** 24' x 13'10"

**LIVING RM FLOOR COVERING:** White plush Carpet

**OTHER:** Sunroom, heated, but no A/C 13'10" x 13'5"

**FOYER:** 9'3" x 8'

**SITTING ROOM:** 8'11" x 9'

**WALK-IN CLOSETS:** 8'11" x 10'9" & 9'11" x 9'

**SMOKE ALARM:** yes

**SUMP PUMP:** no

**AMP SERVICE:** 125 Amp Main circuit breaker

**AGE:** Built in 1955

**TYPE OF FURNACE AND AIR:** 3 Natural Gas furnaces, Central Air

**APPLIANCES INCLUDED:** 2 GE built-in wall ovens, Jenn-Aire cooktop, 2 Refrigerators, Dishwasher, Washer and Dryer

**OTHER PERSONAL PROPERTY:** Permanently installed Natural Gas Grille in courtyard off the Sunroom.

**COMMENTS:** Custom built ranch home constructed in 1955, with a couple of later additions. Large living room features 7 newly installed windows overlooking the valley to the North of property. Brick gas fireplace in living room. Skylights in the Living Room, formal Dining room and Kitchen. Galley kitchen has a custom built booth and table and lots of storage. Primary bedroom suite includes his and hers walk-in closets, a sitting area and his and hers bathrooms with pocket doors for privacy. Jacuzzi tub in one and shower in the other. Family room in the basement has a woodburning fireplace, wet bar and vintage mini fridge for entertaining. Rock Roof on house. Underground Sprinklers. Shed is shared with neighbor. Nicely landscaped yard and attractive entrance to the home. Private location and beautiful view.