

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: 2527 3rd Road, Palmer

LISTING PRICE: \$279,000.00 Price Reduced

SQ. FT.: 2,586'

LOT SIZE: 1.27 acres

NUMBER OF BEDROOMS: 3

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

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

DINING RM FLOOR COVERING: Carpet

BEDRM FLOOR COVERING: Carpet

LIVING ROOM: 24' x 13'10"

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

LIVING RM FLOOR COVERING: White plush Carpet

KITCHEN FLOOR COVERING: Carpet

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

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"

FOYER: 9'3" x 8'

SITTING ROOM: 8'11" x 9'

BASEMENT: partially finished 868'

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

GARAGE: attached 995', 3 stall

SMOKE ALARM: yes

SUMP PUMP: no

AVE. UTILITIES: On Village of Palmer for
Water, Septic Tank for sewer

AMP SERVICE: 125 Amp Main circuit
breaker

TAXES: \$3,117.68

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.