

Central Realty, Inc.

313 G Street --- Central City, NE 68826
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ADDRESS: 2301 27th Street

LISTING PRICE: \$329,500.00

SQ. FT.: 1,601 each level

LOT SIZE: 75 x 150

NUMBER OF BEDROOMS: 5

FORMAL DINING ROOM: 9'8" x 20'

(1) 13'11" x 9'8" NE (2) 9'1" x 11'7" SE (3) 10'3" x 8'2"

DINING RM FLOOR COVERING: carpet

(4) 12'8" x 10'2" SW down (5) 13'3" x 10'9" NE down

LIVING ROOM: 20' x 13'11"

BEDRM FLOOR COVERING: carpet

LIVING RM FLOOR COVERING: carpet

KITCHEN: 23'11" x 24'

OTHER: Laundry Room/Half Bath 10'7" x 7'3"

KITCHEN FLOOR COVERING: wood laminate

FAMILY ROOM: 23' x 19'2" with carpet

BATHS: 2 1/2 9'7" x 5' main; 11'8" x 4'3" with step-in shower in lower level

BASEMENT: 1,601 mostly finished

SMOKE ALARM: yes, 9

GARAGE: Attached 2 car with workshop/
tool storage area 600'

SUMP PUMP: yes with Beaver System

AVE. UTILITIES: \$238.53

AMP SERVICE: 200 amp circuit breakers

TAXES: \$2,148.88

AGE: Built in 1972

TYPE OF FURNACE AND AIR: Gas furnace and Central Air

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

OTHER PERSONAL PROPERTY: Wood Stove in lower level, Water softener

COMMENTS: Great family home! Located close to the Merrick County Fitness Center, Daycare, Bryan Merrick Medical and High/Middle school. Large lot with manicured lawn and UGSP with 7 stations, including flower beds and garden area. Beautiful custom built kitchen with eat in area and center island. Deck, concrete patio for entertaining. Quiet street.