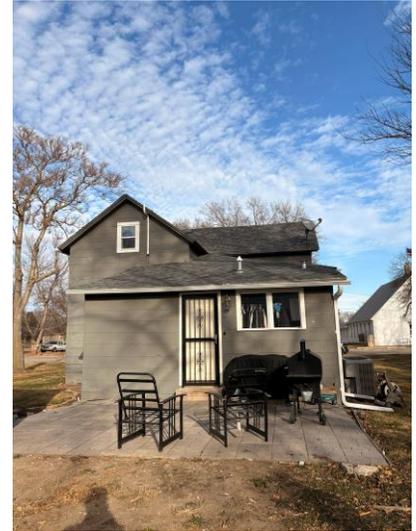


Central Realty, Inc.

313 G Street --- Central City, NE 68826

Phone (308) 946-3263 / Fax (308) 946-2563 -- email – centralrealty2000@gmail.com / website - www.centralrealtycc.com



ADDRESS: 404 A Avenue

SQ. FT.: 1,514

LISTING PRICE: \$195,000.00

LOT SIZE: 66 x 132

NUMBER OF BEDROOMS: 4

**(1) 10'1" x 13'3" (2) 13'3" x 13'4" SE (3) 13'5" x 9'10" NE
(4) 10'4" x 12'1" Northwest**

**BEDRM FLOOR COVERING: LVP on main & carpet
upstairs**

KITCHEN: 13'1" x 12'7"

KITCHEN FLOOR COVERING: LVP

BATHS: 1 4'4" x 12'7"

BASEMENT: crawlspace

**GARAGE: New metal clad garage in 2025
22' x 25' x 9' with concrete floor**

AVE. UTILITIES: \$240.11

TAXES: \$1,381.96

TYPE OF FURNACE AND AIR: GFA and central air new in 2017

APPLIANCES INCLUDED: Microwave, Stove and Dishwasher (stainless steel, new in Spring of 2022), Refrigerator new in 2023

OTHER PERSONAL PROPERTY: None

DINING ROOM: 13'3" x 13'5"

DINING RM FLOOR COVERING: wood laminate

LIVING ROOM: 13'3" x 13'8"

LIVING RM FLOOR COVERING: wood laminate

OTHER: Laundry 7'4" x 12'10"

SMOKE ALARM: yes, 2

SUMP PUMP: no

AMP SERVICE: 100

AGE: Built in 1910

COMMENTS: 1 ½ story home on a large corner lot. Interior remodeled in 2017 with new flooring and paint. New kitchen with all new shaker cabinets with soft close drawers. Butcher block prep island. Bathroom remodeled. Roof in 2017, electrical circuit breaker panel box, furnace and central air in 2017. Exterior painted in 2017. New hot water heater in 2022. New luxury vinyl plank flooring in main floor bedroom and kitchen in 2022. Stainless steel appliances included. Brick patio installed by back door in 2022. New steel double car garage added in 2025. New gutters installed on house and garage in 2025. This home is Move-In ready!