

# Central Realty, Inc.

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**ADDRESS: 902 13<sup>th</sup> Street**

**SQ. FT.:** 1,120' on main floor and 1,120' in finished basement

**NUMBER OF BEDROOMS:** 4

(1) 13'4" x 15'11" (2) 12'7" x 9'11" (3) 11'7" x 12'11"  
(4) 10'5" x 10'8"

**BEDRM FLOOR COVERING:** LVP flooring

**KITCHEN:** 14'10" x 9'11"

**KITCHEN FLOOR COVERING:** LVP flooring

**BATHS:** 2 10' x 6'10" on main & 7'11" x 7' in basement  
**BASEMENT:** yes, 1,120, mostly finished

**GARAGE:** yes, attached 24' x 26'

**AVE. UTILITIES:** \$245.76

**TAXES:** \$2,090.74

**LISTING PRICE: \$260,000.00**

**LOT SIZE:** 86' x 160'

**DINING ROOM:** 8'3" x 14'

**DINING RM FLOOR COVERING:** LVP flooring

**LIVING ROOM:** 18'8" x 13'5"

**LIVING RM FLOOR COVERING:** LVP

**OTHER:** Laundry room in basement 14'7" x 9'2"  
Mechanical room 5'3" x 12'

**SMOKE ALARM:** yes, 5

**SUMP PUMP:** yes & Beaver system surrounding basement

**AMP SERVICE:** 200 amp circuit breakers

**AGE:** Built in 1978, Moved into Central City and placed on a new basement in 2013.

**TYPE OF FURNACE AND AIR:** New GFA furnace and central air in 2024

**APPLIANCES INCLUDED:** Microwave

**OTHER PERSONAL PROPERTY:** Reverse Osmosis system connected to refrigerator and little drinking faucet in kitchen. Water Softener.

**COMMENTS:** Recently renovated ranch style home with 4 bedrooms and 2 baths. Large living room, updated kitchen with granite countertops. Dining room has patio doors leading out to the large wood deck. Family room in the basement with can lighting. Large laundry room with plenty of storage and countertop space in the basement. White vinyl fencing surrounds the manicured lawn. Property has its own well for underground sprinkler system. Oversized attached garage has plenty of room for storage and includes wooden shelving.