

Central Realty, Inc.

313 G Street --- Central City, NE 68826

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ADDRESS: 1603 28th Street

LISTING PRICE: \$265,000.00

SQ. FT.: 1,696

LOT SIZE: 100' x 250'

NUMBER OF BEDROOMS: 4

DINING ROOM: 17'3" x 13'6"

(1) 12' x 13'6" SE (2) 11'2 x 10'9" SW (3) 13'2 x 10'1"
(4) 8'6" x 8'10" with laundry hook-ups

DINING RM FLOOR COVERING: LVP flooring

BEDRM FLOOR COVERING: New carpet

LIVING ROOM: 18'10" x 13'6"

KITCHEN: 18'7" x 13'6"

LIVING RM FLOOR COVERING: LVP flooring

KITCHEN FLOOR COVERING: Vinyl Plank

OTHER: Foyer 5'6" x 11'7"

BATHS: 2 8'5" x 5' Tub/Shower combo
7' x 6'4" Walk-in shower

BASEMENT: Partial 396'

SMOKE ALARM: yes, 5

GARAGE: Single car attached 320'

SUMP PUMP: yes

AVE. UTILITIES: \$263.44

AMP SERVICE: 100 amp Circuit breakers

TAXES: \$2,208.66

AGE: Built in 1965

TYPE OF FURNACE AND AIR: GFA furnace and central air

APPLIANCES INCLUDED: Refrigerator, Dishwasher and Stove

OTHER PERSONAL PROPERTY:

COMMENTS: Ranch style home located close to High School/Middle School and South Park. Vinyl siding with brick veneer accent on the front. New roof in 2025. Bathrooms and floor coverings recently remodeled. LVP in Living Room and Dining room and new carpet in bedrooms. Fireplace in the Dining room. Main bathroom has a tub/shower combo, vanity with granite top and black and white tiled floor. Yard well with underground sprinkler system. Single car attached garage.