

# Central Realty, Inc.

313 G Street --- Central City, NE 68826

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**ADDRESS:** 1603 28<sup>th</sup> Street

**SQ. FT.:** 1,696

**LISTING PRICE:** Price reduced to \$260,000.00

**LOT SIZE:** 100' x 250'

**NUMBER OF BEDROOMS:** 4

(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

**BEDRM FLOOR COVERING:** New carpet

**KITCHEN:** 18'7" x 13'6"

**KITCHEN FLOOR COVERING:** Vinyl Plank

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

**BASEMENT:** Partial 396'

**GARAGE:** Single car attached 320'

**AVE. UTILITIES:** \$263.44

**TAXES:** \$2,208.66

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

**DINING RM FLOOR COVERING:** LVP flooring

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

**LIVING RM FLOOR COVERING:** LVP flooring

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

**SMOKE ALARM:** yes, 5

**SUMP PUMP:** yes

**AMP SERVICE:** 100 amp Circuit breakers

**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.