

# Central Realty, Inc.

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**ADDRESS:** 2520 22<sup>nd</sup> Avenue

**SQ. FT.:** 2,256

**LISTING PRICE:** \$410,000.00

**LOT SIZE:** 183' x 100'

**NUMBER OF BEDROOMS:** 3

(1) 14' X 13' (2) 11'2" X 10'5" 3) 11'2" X 10'9"

**BEDRM FLOOR COVERING:** Luxury Vinyl plank flooring

**KITCHEN:** 21'3" x 14'4"

**KITCHEN FLOOR COVERING:** Waterproof Luxury vinyl plank flooring

**BATHS:** 2 (Main 7' x 6'10") (Master 4'11" x 10'6")

**BASEMENT:** no, has a crawlspace

**GARAGE:** yes, attached 2 car 624' and detached oversized 2 car 891' with alley access

**AVE. UTILITIES:** \$293.07

**TAXES:** \$3,062.02

**TYPE OF FURNACE AND AIR:** Electric Heat Pump and Central Air new in 2012

**APPLIANCES INCLUDED:** Stove, refrigerator, new dishwasher in 2023 and new microwave, washer and dryer (Freezer is negotiable)

**OTHER PERSONAL PROPERTY:** Fireplace, Water softener, Couch and 2 chairs in Sun Room

**COMMENTS:** Beautiful custom built Ranch style home on a large lot. Inviting covered front porch with white railing. Open concept living area features a fireplace with a gas insert surrounded by custom book shelves built by Danish Oak of Hampton. Home has LVP flooring throughout. Kitchen has soft close drawers and Cambria Quartz countertops. Touchless water faucet. Master bedroom has a walk-in closet and master bath with step-in shower. Sunroom was added in 2007 – Gorgeous wood ceiling and beam and lots of windows. Great spot to relax and enjoy Fall and Winter. Class 4 Architectural shingled roof installed in Fall of 2025. Midwest Foam Insulation added extra insulation in crawl space. Deck and secluded patio area with stamped concrete offer privacy for entertaining. Detached garage is a great area for hobby and additional storage. Alley access to detached garage.

**DINING ROOM:** included in kitchen square footage

**DINING RM FLOOR COVERING:**

**LIVING ROOM:** 15' x 24'6"

**LIVING RM FLOOR COVERING:** Luxury Vinyl plank

**SUNROOM:** 23'4" x 15'6"

**SUNROOM FLOOR COVERING:** ceramic tile

**FAMILY ROOM:** 13'10" X 25'3"

**SMOKE ALARM:** yes

**SUMP PUMP:** no

**AMP SERVICE:** 200 amp circuit breakers

**AGE:** Built in 1995