

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: 709 H Street

SQ. FT.: 2,384'

LISTING PRICE: Price Reduced to \$260,000.00

LOT SIZE: 66' x 124'

NUMBER OF BEDROOMS: 4

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

BEDRM FLOOR COVERING: carpet

KITCHEN: 14'10" x 15'6"

KITCHEN FLOOR COVERING: LVP

BATHS: 2 5'5" x 8'10" Main floor, 11'2" x 5'10" upstairs

BASEMENT: yes partial, unfinished 400'

GARAGE: yes, 1 stall attached 360'

AVE. UTILITIES: \$274.58

TAXES: \$1,570.60

BREAKFAST NOOK: 11'2" x 11'

BREAKFAST NOOK FLOOR COVERING: LVP

LIVING ROOM/DINING ROOM: 22'3" x 15'

LIVING RM/DINING ROOM FLOOR COVERING: LVP

OTHER: SUNKEN FAMILY ROOM 23'6" x 17'3"

SMOKE ALARM: Yes, 2

SUMP PUMP: yes

AMP SERVICE: 200 amp circuit breakers

AGE: Built in 1920

TYPE OF FURNACE AND AIR: GFA Furnace and central air installed April 2001

APPLIANCES INCLUDED: Stove, Refrigerator, Dishwasher (less than 2 years old)

OTHER PERSONAL PROPERTY: Water Softener, Lennox Surefire Smart thermostat

COMMENTS: This home has been entirely renovated during the past 2 years. New waterproof LVP flooring and carpets installed. Both bathrooms have been updated with new tub/shower combo's, toilets, vanities with Carrara marble. The kitchen is entirely new with all appliances less than 2 years old. Quartz countertop and island. Plumbing has been upgraded to pex and pvc. All new windows, doors & light fixtures. Sunken family room with patio doors leading out to the large fenced in back yard and concrete patio area. New siding, wood fence and 12' x 10' garden shed. Very attractive family home – move in ready!