

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: 2029 18th Avenue

LISTING PRICE: \$107,000.00

SQ. FT.: 816'

LOT SIZE: 50' x 132'

NUMBER OF BEDROOMS: 2

DINING ROOM:

(1) 13'4" x 8'2" (2) 13' x 8' (3)

DINING RM FLOOR COVERING:

BEDRM FLOOR COVERING: wood

LIVING ROOM: 14'3" x 15'3"

KITCHEN: 13'5" x 9'1"

LIVING RM FLOOR COVERING: wood

KITCHEN FLOOR COVERING: wood

OTHER: Utility room 7'5" x 9'3"

BATHS: 1 8' x 5'4"

BASEMENT: no, has a crawlspace with access in the bathroom floor. A person can stand up in it.

SMOKE ALARM: yes, 2

GARAGE: Detached, 168' with alley access

SUMP PUMP: no

AMP SERVICE: 60 amp fuses

AVE. UTILITIES: \$108.99

AGE: Built in 1910

TAXES: \$821.16

TYPE OF FURNACE AND AIR: Gas forced air furnace (new in 2024) installed by Ritta's Service. Does not have the Central Air unit, but is capable of being hooked up to one.

APPLIANCES INCLUDED: Refrigerator & Washing Machine

OTHER PERSONAL PROPERTY: White cabinet in the Living Room, glass chandelier in Living Room is negotiable. Area rugs stay with the property and any other personal property could, if Buyer wants it.

COMMENTS: This cute cottage is located on a quiet street in Central City, within walking distance of downtown. Alley access to the detached garage and a gravel parking area. Pass Thru kitchen features metal painted cabinets and vintage sink. There is gas service available to have either a gas stove or electric stove. Bathroom has been renovated with new toilet and Moen fixtures.