

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: 2407 22nd Avenue

LISTING PRICE: \$265,000.00

SQ. FT.: 1,544'

LOT SIZE: 100' x 100'

NUMBER OF BEDROOMS: 3

DINING ROOM: 11' x 8'11"

(1) 15' x 10'5" (2) 10' x 10'5" (3) 8'10" x 10'1"

DINING RM FLOOR COVERING: LVP

BEDRM FLOOR COVERING: carpet

LIVING ROOM: 13'3" x 19'11"

KITCHEN: 16'4" x 10'

LIVING RM FLOOR COVERING: new carpet

KITCHEN FLOOR COVERING: Luxury vinyl plank

OTHER: Family room 11'9" x 18'1" with carpet
Laundry room 10' x 8' with LVP floor

BATHS: 1 1/2 Main 10'7" x 7'10" ceramic floor
Half 4'2" x 4'4" with LVP flooring

BASEMENT: no, has a crawlspace

SMOKE ALARM: Yes,

GARAGE: Attached 2 car, 682'

SUMP PUMP: yes

AVE. UTILITIES: \$252.97

AMP SERVICE: Circuit Breakers

TAXES: \$1,671.08

AGE: Built in 1967

TYPE OF FURNACE AND AIR: Lennox Gas Furnace and Central Air (installed in 2004)

APPLIANCES INCLUDED: Stove, Refrigerator, Dishwasher and Microwave all new in 2017, Washer and Dryer, both purchased in 2023

OTHER PERSONAL PROPERTY: Electric Fireplace in Living Room, Garbage disposal

COMMENTS: This ranch style home on a quiet street in Central City has been updated with LVP flooring, new carpet in the Living room, interior repainted, modern light fixtures and a beautiful electric fireplace mounted on the Living Room wall. The kitchen cabinets were recently painted and the countertop, backsplash, sink and faucet have just been replaced. New vanities in both bathrooms. All appliances are included. Family room with a door to the exterior. Vinyl fencing installed in 2020 around the back yard. Has UGSP on its own yard well. The roof and siding were replaced in the Fall of 2019. This home is ready for you to move in now!