

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: 1204 17th Avenue

SQ. FT.: 1,272

LISTING PRICE: \$105,000.00

LOT SIZE: 66 x 132

NUMBER OF BEDROOMS: 3

(1) 13'3" x 9'2" (2) 15'4" x 10' (3) 15'4" x 11'4"

BEDRM FLOOR COVERING: carpet

KITCHEN: 13'1" x 9'1"

KITCHEN FLOOR COVERING: laminate

BATHS: 1 ½ main is 5'2" x 10'1"

DINING ROOM:

DINING RM FLOOR COVERING: carpet

LIVING ROOM: 11'7" x 15'4"

LIVING RM FLOOR COVERING: carpet

OTHER: Laundry room 6' x 4'9"
Utility/ furnace room 4' x 5'8"

BASEMENT: crawlspace with access door
on South side of house

GARAGE: detached 1 car

AVE. UTILITIES: \$225.13

TAXES: \$922.22

SMOKE ALARM: yes, 4

SUMP PUMP:

AMP SERVICE: 100 amp circuit breakers

AGE: Built in 1910

TYPE OF FURNACE AND AIR: GFA furnace, Central air was added in 2019 (used unit installed & works)

APPLIANCES INCLUDED: Gas Stove, Refrigerator (both new in 2019)

OTHER PERSONAL PROPERTY:

COMMENTS: New roof on the house in May 2017. New sewer lines and clean out installed in 2020. Half bath added off laundry room area. New windows, doors, light fixtures, carpeting and laminate flooring in 2019. Located next to a City park. Property is located in a Flood Zone. Property is being sold in "As Is" condition. Showings are subject to Tenants rights of 24 hour advance notice of appointments.