

Central Realty, Inc.

313 G Street --- Central City, NE 68826
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ADDRESS: 1890 T Road, Central City

SQ. FT.: 2,653

NUMBER OF BEDROOMS: 5

(1) 11'8" x 16' (2) 11'7" x 10'2" NW (3) 13'3" x 13'3" NE

(4) 11'7" x 8'7" SW (5) 13'2" x 14'3" SE

BEDRM FLOOR COVERING: carpet

KITCHEN: 29'8" x 19'7"

KITCHEN FLOOR COVERING: ceramic tile

BATHS: 2 Main 9'7" x 6'11" & Upstairs 4'10" x 8'

BASEMENT: yes, Unfinished 1,096'

GARAGE: attached 3 stall, 864'

AVE. UTILITIES: \$

TAXES: to be determined once acreage site is separated from the farm

LISTING PRICE: \$440,000.00

LOT SIZE: approximately 4.54 acres (exact legal to be determined by Survey)

DINING ROOM: included in Kitchen

DINING RM FLOOR COVERING:

LIVING ROOM: 38'4" x 17'5"

LIVING RM FLOOR COVERING: carpet

REC ROOM: 21'2" x 22'10" laminate flooring

OFFICE: 9'7" x 11'8"

PANTRY: 6'10" x 6'1"

SMOKE ALARM: Yes, 6

SUMP PUMP: Yes

AMP SERVICE: 2 circuit breaker boxes, one 150 amp & one 100 amp

AGE: Original home built in 1920, upper level raised & remodeled in early 1980's and kitchen & dining room area added in 2000.

TYPE OF FURNACE AND AIR: Electric Furnace and Central Air

APPLIANCES INCLUDED: Electric Range, Cooktop, Refrigerator, Dishwasher, Microwave & 2nd electric range in Laundry room

OTHER PERSONAL PROPERTY: Central Vacuum system and Water Softener

COMMENTS: Custom Built cabinets in kitchen (Denny Ummel). Interior of the original home was remodeled in the early 1980's. Kitchen and Dining Room addition was built by John Lesiak in 2000. Recreation room was added at a later date attaching the home to the garage. A new septic tank & leech field is being installed. Nice landscaping and mature trees.