

Traditional 4 Bedroom, 3 Bath; Charming and Comfortable!



Residential Property Address: 120 W 9th St., Wayne, Ne.

PRICE: \$157,500

Legal Description: W 80' of S 100' of Lot 3, Block 1, Britton and Bressler's Addition to the City of Wayne.

Annual Tax: \$2,191.44 **Possession date:** Negotiable **Year Built:** 1917 **Lot size:** 8,000sq. ft (80 x 100)

Schools: Wayne Community

Property Description: 4 bedrooms, 2 1/2 baths and tons of charm!! This 1 1/2 story home has a 2 car attached garage and is located in the beautiful Bressler Park area. You must see the lovely woodwork, built-in hutch, fireplace and enclosed porch. The home's roof is only a year old. Also the home has an updated heat pump and is all electric to save on your utilities. Call today for your personal showing, before it's gone!

Property Details

Construction: Wood siding
Roof: Newer Composition shingles (2013)
Heating/Cooling: Heat pump w/ electric furnace backup
Water Heater: 50 gal.(2011)
Utility: Breaker box and fuses
Garage: 2 car attached

Interior Features

Main Level	1,224 sq. ft.
Upper level	1,175 sq. ft.
Total sq. ft.	2,399 sq. ft.

Note: This home's features make it a must see. There is also ample space for gardening or flowers in this mature neighborhood.

(All dimensions are approximate.)

Main Floor

Kitchen: 11' 5" x 19'
Dining Room: 13' x 17'
Main Bath: 3' x 8'
Bedroom #1: 11' 7" x 11' 5"
Laundry: 4' x 6'

Upper Floor

Bedroom #2: 13' x 13'
Bedroom #3: 14' x 14'
Bedroom #4: 13' 10" x 11' 8"
Bath: 7' x 8'

Basement

Bath: 5' 10" x 8'
Family Room: 13' x 24'
Storage: Excellent unfinished area for storage or additional living space in the future.

We cooperate

The information contained within this data sheet, although believed to be accurate, is not warranted.



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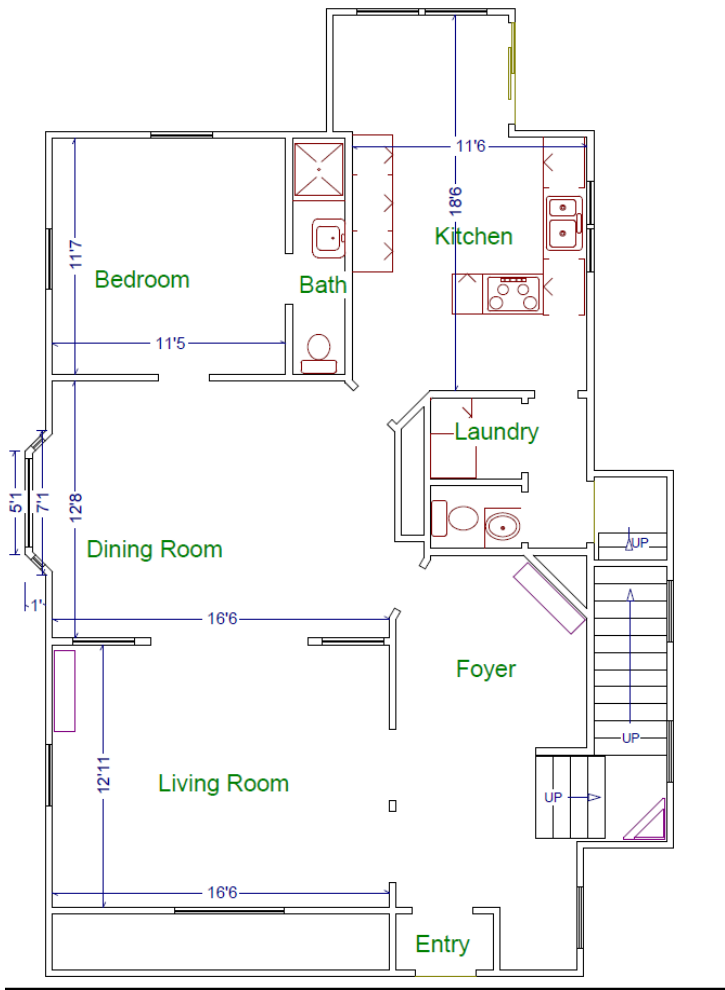
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Main Floor



Upper Level

