

The Updated Kitchen You've Been Looking For!



Residential Property Address: 202 Birch Street

PRICE: \$130,000

Legal Description: Lot 18 Blk 1, the Knolls Addition to the city of Wayne, Wayne County Nebraska

Schools: Wayne Community Schools.

Annual Tax: \$1,800.06 **Possession date:** Negotiable **Year Built:** 1971 **Lot size:** 8,855 sq. ft.

Property Description: Updated 3 bedroom, 1 1/2 bath home in quiet, mature subdivision. Fully remodeled kitchen and open floor plan make this home unique. The closets have been redone with organizers, to take advantage of extra space. Several updates including windows, roof and gutters, front door, furnace and heat pump help to keep this home energy efficient. This home is truly ready to move into and is very welcoming!

Property Details

Construction: Vinyl siding
Roof: Composition shingles (2012)
Cooling /Heating:Heat Pump/ Central air (2005)
Water Heater: 40 gal.
Water softener: Owned (2010)
Utility: 150 amp. (Breakers)

Interior Features

Upper Level	1,028 sq. ft.
Lower Level	432 sq. ft.
Total sq. ft.	1,460. sq. ft.

Upper Floor

Kitchen: 10' x 10'
Dinette: 9' x 11' 8"
Living Room: 11' 8" x 15' 8"
Main Bath: 5' x 8'
Master Bedroom: 12' x 12'
Bedroom #2: 10' x 10'
Bedroom #3: 10' x 12'

Basement:

Family Room: 12' x 10'
Half-Bath/ Laundry:
Office: 11' 8" x 15'

(All dimensions are approximate.)



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



206 Main St. Wayne, NE.

visit us at: www.midwestlandco.com

Office: 402-375-3385
 Cell: 402-369-2647
 Email: wendy@mwlc.co.net



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