

Spend Less...Get More!



Residential Property Address: 304 Windom St..

PRICE: \$85,000

Legal Description: E 75' of lot 7 and S 29' of E 75' of lot 8, Blk 2, Original Wayne Addition to the city of Wayne, Wayne County Nebraska

Schools: Wayne Community Schools.

Annual Tax: \$975.48 **Possession date:** Negotiable **Year Built:** 1978 **Lot size:** 5,925 sq. ft.

Property Description: Excellent first time buyers home. 4 Bedrooms, 1 3/4 baths with many updates including shingles and gutters in 2012, central air in 2010, newly painted exterior, water heater in 2010 and finished basement with egress windows in both bedrooms. You need to see to appreciate this home, located just across the street from the ball field!

Property Details

Construction: Hardboard siding

Roof: Composite shingles (2012)

Cooling /Heating: Central air (2010)/
Gas furnace

Water Heater: 40 gal. water heater (2010)

Zoning: R3

Garage: 1-car with electric opener and remote.

Interior Features

Main Level	932 sq. ft.
Basement	912 sq. ft.
Total sq. ft.	1,844 sq. ft.

Appliances included: Refrigerator, Stove,
Dishwasher, Washer and Dryer.

Interior Dimensions

Kitchen/ Dinette: 9' x 18'

Living Room: 11' 6" x 20'

Main Bath: 5' x 8'

Bedroom #1: 12' 4" x 9' 4"

Bedroom #2: 10' 3" x 14' 4"

Basement

3/4 Bath: 5' 5" x 5'

Bedroom #3: 10' 4" x 10' 7"

Bedroom #4: 10' 3" x 11'

Laundry/ Utility: 11' 4" x 7'

Buyer's agents welcome!!

(All dimensions are approximate.)



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



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