

Feels like you're living in the country!



Residential Property Address: 108 Birch St.

PRICE: \$159,500

Legal Description: Lot 14, Blk 1, the Knolls Addition to the city of Wayne, Wayne County Nebraska

Schools: Wayne Community Schools.

Annual Tax: \$2,889.87 **Possession date:** Negotiable **Year Built:** 1971 **Lot size:** 10,120 sq. ft.

Property Description: The open floor plan makes this multi-level house very inviting. The vaulted ceiling and fireplace in the family room add to the overall charm. Spacious master bedroom and 3 other bedrooms allow for a growing family to easily call this home. Beautiful backyard makes it feel like you're living in the country with all the benefits of town. Call to see this impressive home today!

Property Details

Construction: steel siding w/ brick

Roof: Composite shingles new in 2009

Cooling /Heating: Central air /gas furnace (2004)

Water Heater: 40 gal. water heater (2010)

Water softener: Owned, (New head 2008)

Utility: 200 amp. fuse box

Garage: 2-car with opener.

Interior Features

Main Level 1,748 sq. ft.

Basement (Finished) 1,288 sq. ft.

Total sq. ft. 3,036. sq. ft.

Beautiful vaulted ceilings in Family room with fireplace makes it a great space to entertain.

Charming arched doorways in entry and family room.

New Gerkin windows in upstairs bedrooms/bath 2008.

Kitchen/ Dinette: 11'10" x 18'7" Oak Cabinets, appliances included and vinyl flooring.

Living Room: 18'2" x 17'4" with walkout to deck overlooking backyard.

Family Room: 15'2" x 18'5" with wood burning fireplace and walkout out to backyard patio.

Main Bath: 11'9" x 7'10"

Master Bedroom: 11'9" x 18'

Bedroom #2: 11'9" x 10'8"

Bedroom #3: 12'9" x 11'9"

Bedroom #4: 10'9" x 12' basement w/ egress window.

Basement Bath : Shower, sink and toilet.

Basement: Laundry area and sewing room with tons of storage.

(All dimensions are approximate.)

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



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