

Bird watchers paradise with numerous updates!



Residential Property Address: 1029 1st Avenue

PRICE: \$129,900

Legal Description: Lot 13, Blk 1, the Knolls Addition to the city of Wayne, Wayne County Nebraska

Schools: Wayne Community Schools

Annual Tax: \$2,006.34 **Possession date:** Negotiable **Year Built:** 1975

Property Description: This multilevel family home includes newer central air to cool you in the summer, gas fireplace in living room to warm you while reading a book this winter, large garage to store cars and tons of tools. Family room plus finished basement (for more living space), 3 bedrooms, 1½ baths. Added bonus: nearly all appliances are less than 5 years old, and don't forget the large backyard for bird watching, quiet and tranquil!

Property Details

Lot Size: 8,970

Construction: Vinyl siding w/ brick

Roof: Composite shingles new in 2010

Cooling /Heating: Central air (New 2006), with gas furnace (2006)

Water Heater: 40 gal. Culligan water heater (2011)

Water softener: Rented, (New 2012)

Utility: updated breaker box

Garage: 2-car with opener. Extra pad for 3rd vehicle

Interior Features

Main Level	520 sq. ft.
Upper Floor	539 sq. ft.
Lower Level	520 sq. ft.
Basement (Finished)	520 sq. ft.

Special energy efficient features:

Central air and high efficiency electric heat pump (new in 2006).

Kitchen: Oak Cabinets, white appliances, and laminate flooring.

Dinette: Eat-in kitchen with laminate flooring

Back porch: Leads to garage and large backyard.

Living Room: 13' x 13' Includes gas fire place to cozy up to while reading your favorite book.

Family Room: 13' x 19' Great space for playing games and watching movies.

Laundry Room and Half Bath: 8' x 8'

Master Bedroom: 16' x 11'

Main Bath: 11' x 7' 10"

Bedroom #2: 11'4' x 11' 3"

Basement Bedroom #3: 9' 5" x 18'

Bath Basement: Sink and shower.

Basement: Finished extra living space with plenty of storage. (New carpet in 2012).

(All dimensions are approximate.)

We cooperate

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



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