

Crisp, clean and full of charm!



Residential Property Address: 311 Main St. Carroll, NE.

PRICE: \$58,900

Legal Description: Carroll 1st Addition, Blk 7, all Lots 1-2-3, Wayne County Nebraska

Schools: Wayne Community Schools or Winside Community Schools.

Annual Tax: \$815.90 **Possession date:** Negotiable **Year Built:** 1910 **Lot size:** 10,650 sq. ft.

Property Description: An American Tradition; built for comfort and enduring beauty! The modern updates including: 95% energy efficient furnace (2 years old), updated windows, front door and storm door result in lower energy bills for this beautiful cottage home. Substantial woodwork and tall baseboards reminisce of yesterday, while updates like main floor laundry, remodeled bath and open floor plan are a must see. Don't forget the wraparound porch, two car detached garage, garden shed, and large backyard for relaxing after a long day.

Property Details

Roof: Composite shingles (2011)

Heating: Furnace (2010) Propane 500 gal tank

Cooling: Central air

Water Heater: 40 gal. water heater (2004)

Water Softener: owned approx. 2000

Garage: 2-car detached with electric opener and remote.

Interior Features

Main Level: 864 sq. ft.

Second floor: 360 sq. ft.

Total: 1,224 sq. ft.

Very clean home w/main floor laundry. Newer carpet in living room, hall and bedrooms.

Appliances included: Refrigerator, Stove, Dishwasher, Disposal, Maytag washer/ dryer.

Interior Dimensions

Kitchen: 11' 8" x 11' 3"

Dinette: 11' 10" x 11' 3"

Living Room: 12' 2" x 11' 5"

Bath: 5' x 9'

Main floor Bedroom: 12' 10" x 11' 11"

Bedroom #2: 12' x 10' 10"

Bedroom #3: 12' x 12' 3"

Unfinished Basement

(All dimensions are approximate.)

Exterior Features

Large corner lot

Water collection system in backyard

Telescoping flagpole not included.

Buyer's agents welcome!!

We cooperate!

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



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