

Brand New, Waiting For You!!



Residential Property Address: 709 Haas Avenue, Wayne

PRICE: \$ 120,000

Location: Western Ridge Development

Legal Description: Lot 17, Western Ridge II Addition to the city of Wayne, Wayne County, Nebraska

Schools: Wayne Public Schools, St. Mary's Elementary

Annual Tax: Unknown **Possession date:** Negotiable **Terms:** Subject to income guidelines **Year Built:** 2010

Features		
Lot Size: 6,973 sq. ft	Siding: vinyl	Master Bedroom 12' 8" x 11' 10"
Construction: Wood Frame	Insulation: R21 Walls, R40 Ceiling	Bedroom 11' 6" x 10' 8"
Cooling /Heating : Central Air/ Heat	Zoning: R-1	Bedroom 10' 4" x 10' 8"
Pump/Back up heat: Gas		Bathroom 4' 6" x 8'
Water Softener		Laundry Room 5' 7" x 8' 2"
Utility: 250 amp. breaker box		
Roof: Asphalt shingles	Main Floor	Lower Level
Garage: 2-car, w/opener	Approx. 1,190 sq. ft.	Approx. 1,190 sq. ft
Covered wood deck, 7' x 13' 6"	Kitchen 13' 3" x 9' 5"	Unfinished full basement with
Foundation: Poured	Living Room 15' 11" x 17' 8"	walkout and roughed in bathroom.
	Carpet	
	Garbage Disposal	
	Cabinets: Maple	

Assistance Available: If your total household income is below the income guidelines shown below, you may be able to purchase this home with as little as \$1,000 of your own investment. Down payment assistance available. This is a 0% deferred loan, forgiven after 10 years occupancy.

1 person	2 persons	3 persons	4 persons	5 persons	6 persons	7 persons	8 persons
\$32,000	\$36,600	\$41,150	\$45,700	\$49,400	\$53,050	\$56,700	\$60,350

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



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