

WELCOME HOME!



BUILT: 1920
LOT SIZE: 4,501 sf
2021 TAXES: \$1,298.40
HEAT/COOLING: Forced Air Furnace /Central Air Conditioner (approximately 11years old)
SIDING: Vinyl Siding
ROOF: Composition Shingles – To be Installed
WATER HEATER: Natural Gas
ELECTRICAL: Breaker Box
CAR STORAGE: (2) 1-Car Detached Garages

309 Douglas St, Wayne
\$160,000

MAIN FLOOR

1,008 square feet

LIVING/DINING ROOM: original refinished hardwood floors, original woodwork

KITCHEN: painted wood cabinets, gas stove, refrigerator, vinyl floor

BATHROOM: vinyl floor, tub/shower with synthetic surround, built-in linen storage

NW BEDROOM: original refinished hardwood floors, closet, door into the bathroom

NE BEDROOM: carpet, 2 closets

ATTIC

460 square feet

LOFT: painted wood floors, access to attic storage on both sides.

BEDROOM: painted wood floors, closet, central divider

BASEMENT

988 square feet

UNFINISHED: washer and dryer hookups, ½ bathroom, workshop area, walls and floors to be painted on Monday, June 12th.

ADDITIONAL INFORMATION

- Current shingles to be torn off and replaced. Work to be completed within the next month.
- Currently rented, but tenants are relocated at the end of the month, for possession in July.
- Thrasher wall anchoring foundation system in place on the south basement wall. Estimated to have been installed approximately 15 years ago. Warranty is transferable. Seller is obtaining the warranty information and have scheduled a routine checkup, June 22, 2022.
- One of the sellers is a licensed Real Estate Broker in the State of Nebraska.

Information herein deemed reliable, but not guaranteed.

FOR MORE INFORMATION CONTACT:

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