

## ONE LEVEL LIVING!



**BUILT:** 1996  
**LOT SIZE:** 63' x 113'  
**2011 TAXES:** \$2,049.48  
**HEAT:** Gas Forced Air  
**AIR CONDITIONING:** Central  
**UTILITY:** Breaker Box  
**SIDING:** Vinyl Siding  
**ROOF:** Asphalt Shingles  
**WINDOWS:** Sliders  
**GARAGE:** Attached 2-Car w/ electric openers, pedestrian door to the north

**206 Blaine Street, Wayne**  
**\$119,500**

### MAIN LEVEL

*1,246 square feet*

**LIVING/DINING/KITCHEN:** vaulted ceiling, all three spaces are open in one room, sliding patio doors to the back yard, all appliances included (represented in "AS-IS" condition)

**LAUNDRY ROOM:** washer & dryer (represented in "AS-IS" condition, vinyl floor)

**SW BEDROOM:** closet w/ built-in entertainment center (closet doors are in the basement)

### **NW BEDROOM**

**MAIN BATH:** tub/shower, vanity with sink, exhaust fan, stool

**MASTER BEDROOM:** larger closet

**MASTER BATH:** tub/shower, vanity with sink, stool

### BASEMENT

*1,246 square feet*

**UNFINISHED:** excellent potential to be finished into two bedrooms, bathroom, and a family room



### ADDITIONAL INFORMATION:

- Two-tiered wood deck
- Lot Description: Lot 7, West View Terrace Addition plus 1/6 interest in private drive
- Front private street: owner pays 1/6<sup>th</sup> of maintenance costs (snow removal)
- Deed will include 1/6<sup>th</sup> interest in the street

*Information herein deemed reliable, but not guaranteed.*



**Amy S. Schweers**

*Real Estate Broker*

(402) 375-2134 office

(402) 833-8038 cell

amy@propertyexchangepartners.com



112 W. 2<sup>nd</sup> Street • Wayne, NE 68787

(402) 375-2134 • (800) 457-2134