

LARGE LIVING SPACES!



BUILT: 1920
LOT SIZE: 50' x 100'
2011 TAXES: \$1,225.71
HEAT: Gas Forced Air
ROOF: Composition Shingles
SIDING:
GARAGE: 1-car detached w/ electric door opener
UTILITY: 200 amp breaker box
WATER: City Water
FOUNDATION: Stone
GARDEN SHED

121 West 11th Street, Wayne
\$65,000

FIRST FLOOR

Approximately 765 square feet

LIVING ROOM: carpet, painted wood work
DINING ROOM: ceiling fan, carpet, window air conditioner
DEN: carpet, open to stairwell, connects to the ½ bath
½ BATH: shower, stool
KITCHEN: gas stove, refrigerator, dishwasher, garbage disposal (all appliances represented in "AS-IS" condition), carpet, newer oak cabinets, laminate countertops
LAUNDRY: washer and dryer, vinyl floor, cabinet storage

BASEMENT

Approximately 744 square feet

FULL BATH: tub/shower, stool, sink, carpet, drywall, fluorescent lighting
LIVING/BEDROOM: separate entrance from the exterior
KITCHEN AREA: sink, room for refrigerator

SECOND FLOOR

Approximately 702 square feet

NORTHWEST BEDROOM: carpet, closet
BATH: carpet, vanity with sink, stool
NORTHEAST BEDROOM: carpet, painted wood work, closet
SOUTH BEDROOM: closet, storage, lower ceilings, window air conditioning unit

ADDITIONAL INFORMATION

- New water line from street to the house
- Water heater new in '09
- House currently rents for \$550/month with tenants taking care of all utilities, lawn care and snow removal
- Plumbed for a water softener, although there is not one currently installed.



112 W. 2nd Street • Wayne, NE 68787
(402) 375-2134 • (800) 457-2134

Amy S. Schweers

Real Estate Broker

(402) 833-8038 Cell

(402) 375-2134 Office

amy@propertyexchangepartners.com

