

MOVE RIGHT IN!



301 Main Street, Carroll
\$110,000

BUILT: 1920
LOT: 50' x 142'
2017 TAXES: \$855.66
HEATING/COOLING: Propane / Central Air
ROOF: Composition Shingles
SIDING: Steel Siding
WATER SOFTENER: Owned
OVERSIZED SINGLE-CAR DETACHED GARAGE
PROPANE TANK: Owned
UNDERGROUND SPRINKLERS

MAIN LEVEL

1,482 square feet

LIVING ROOM: carpet (Oak wood floors believed to be underneath), arched opening to dining room
EAST BEDROOM: laminate wood flooring, closet
DINING ROOM: carpet, ceiling fan
MIDDLE BEDROOM: laminate wood flooring, closet
BATHROOM: dura-ceramic tile flooring, tub/shower with onyx surround, vanity with sink, stool
KITCHEN: dura-max tile flooring, oak wood cabinets with slide-out shelving, Corian countertops, ceramic/glass tile backsplash, stainless steel appliances (refrigerator, stove, dishwasher, microwave, range hood – all stay and represented in as-in condition), crown molding
HALF BATHROOM: dura-ceramic flooring, vanity with sink, stool, medicine cabinet
MASTER BEDROOM: laminate wood flooring, 2 closets, ceiling fan
FAMILY ROOM: carpet (new in 2017), ceiling fan, sliding patio door to sunroom
LAUNDRY ROOM: laminate wood flooring, stairway to basement, closet, stackable washing machine and dryer (both stay and represented in as-in condition)
SUNROOM: added in 1995, carpet, ceiling fan, storm door (new on 7/18/18), not heated or cooled, cable outlet

BASEMENT

1,040 square feet

FAMILY ROOM: carpet (new in 2017)
OFFICE: carpet, closet, no egress window
UTILITY ROOM

ADDITIONAL INFORMATION

- All windows (excluding sunroom) have been updated
- Work bench and shelving in garage will stay
- South exterior water faucet is connected to the water softener- convenient for washing vehicles!
- Maintenance-free patio right off the sunroom
- This home has been very well-cared for throughout the years. Everything is done for you. Move right in!



Information herein deemed reliable, but not guaranteed.



FOR ADDITIONAL INFORMATION CONTACT:

Amber Sperry
Realtor
(402) 518-0271 Cell
(402) 375-2134 Office
amber@propertyexchangepartners.com



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