

TWO BLOCKS TO CAMPUS!



BUILT: 1925
LOT SIZE: 50' x 150'
2009 TAXES: \$827.83
HEAT: Gas Forced Air
ROOF: Asphalt Shingles
SIDING: Wood Lap Siding
GARAGE: None
UTILITY: Square D 150amp Breaker Box
WATER: City Water
FOUNDATION: Concrete Block
LEGAL DESCRIPTION: Lot 9, Block 7, John Lake's Addition to the City of Wayne, Wayne County, Nebraska

708 Windom, Wayne \$43,000

MAIN LEVEL

832 square feet

LIVING ROOM: ceiling fan, pine hardwood floors, arched doorway to the kitchen

KITCHEN: vinyl tile floor, stove and refrigerator included (represented in "AS-IS" condition), pantry closet, varnished wood cabinets

2 BEDROOMS

BATH: bath tub, vanity with sink, stool, vinyl floor

LAUNDRY ROOM: vinyl floor, washer and dryer hookups

LOWER LEVEL

832 square feet

MINIMAL FINISH

¾ BATH: shower with shower ring, stool, sink, concrete floor

ADDITIONAL INFORMATION

- Level lot with alley access
- Small garage or shed in rear yard (needs a new roof)
- Wood Deck off back
- Water heater new in September 2009
- Currently rents for \$525/month, tenant takes care of utilities, snow removal and lawn care.

Information herein deemed reliable, but not guaranteed.



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

Amy S. Schweers

Real Estate Broker

(402) 833-8038 Cell

(402) 375-5482 Home

(402) 375-2134 Office

amy@propertyexchangepartners.com

