

## CLOSE TO DOWNTOWN



**BUILT:** 1996 Dutch Manufactured Home  
**2009 TAXES:** \$753.72  
**HEAT:** Gas Forced Air  
**AIR CONDITIONING:** Central Air (2 years old)  
**UTILITY:** 100amp Breaker Box  
**SIDING:** Vinyl  
**WINDOWS:** Vinyl, cleanable from the inside

## 216 Fairgrounds Ave #26A, Wayne \$45,000

### MAIN LEVEL

1,525 square feet

**LIVING ROOM:** carpet, vaulted ceiling, coat closet

**KITCHEN:** oak cabinets, dishwasher, stainless steel sink, vinyl floor, skylight, microwave counter, range hood, eating bar, open to dining room

**DINING ROOM:** vinyl floor, vaulted ceiling, ceiling fan, buffet with oak cabinets above that have glass doors

**LAUNDRY ROOM:** vinyl floor, oak cabinets above hook-ups, vaulted ceiling, door to exterior

**BATH:** tub/ shower, skylight, sink, stool, vinyl floor, vaulted ceiling, built-in medicine cabinet

**EAST BEDROOM:** carpet, vaulted ceiling, walk-in closet

**SOUTHWEST BEDROOM:** carpet, vaulted ceiling, walk-in closet w/ access to attic

**MASTER BEDROOM:** carpet, vaulted ceiling, walk-in closet that has a light

**MASTER BATH:** shower, exhaust fan, full closet, linen closet, vinyl floor, skylight, 4' vanity w/ sink, built-in medicine cabinet

### ADDITIONAL INFORMATION:

- \$175/ month lot rent includes: garbage, water, sewer, and snow removal on interior street
- All window blinds stay
- Garden shed
- Parking behind

*Information herein deemed reliable, but not guaranteed.*



**Amy S. Schweers**

*Real Estate Broker*

(402) 375-2134 office

(402) 833-8038 cell

(402) 375-5482 home

amy@propertyexchangepartners.com



www.propertyexchangepartners.com

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

(402) 375-2134 • (800) 457-2134