

1122 DOUGLAS ST, WAYNE, NE

PRICED AT
\$244,000



**PROPERTY
EXCHANGE
PARTNERS**



4 Bedrooms



2 Bathrooms



7,500 sq ft lot



Attached 1-Car
Garage

BUILT: 1952

2025 RE TAXES: \$ 3,262.88

SIZE: 1,304 sq ft above grade

This charming brick home sits on a spacious corner lot and offers a warm, inviting feel throughout. The main floor includes a bright living room with an electric fireplace, a spacious kitchen, and main-floor laundry. Outside you'll enjoy two large decks perfect for entertaining.



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MAIN LEVEL 1,304 sq ft

ENTRY: coat closet, vinyl plank flooring

LIVING ROOM: ceiling fan, built-in entertainment center, fireplace with electric insert, door to north deck, carpet

KITCHEN: varnished wood cabinets, laminate countertop, cast iron sink, garbage disposal, refrigerator, stove, dishwasher, microwave, pantry closet with frosted glass door, wine rack, vinyl plank flooring

DINING ROOM: china hutch, vinyl plank flooring

HALLWAY: built-in linen closet, vinyl plank flooring

BATH: vanity, mirror with light above, tub/shower, toilet, vinyl plank flooring

PRIMARY BEDROOM: 15'2" x 11', closet, ceiling fan, carpet

SOUTH WEST BEDROOM: closet, wood accent wall, corner windows, carpet

NORTH BEDROOM: closet, ceiling fan, corner windows, carpet

MUDROOM: laundry hookups (washer & dryer do not stay), door to garage, closet, floor drain, vinyl plank flooring

BASEMENT 660 finished sq ft, 284 unfinished sq ft

RECREATION ROOM: carpet, dry bar with laminate countertop, mini fridge does not stay, attached cabinets, unfinished ceiling, storage closet under the stairs, decorative access panel to furnace filter

BEDROOM: egress window, closet with lift station for newer sewer line, unfinished ceiling, carpet

UTILITY CLOSET: water softener, water meter, reverse osmosis system for kitchen sink and refrigerator

BATH: vanity, mirror, corner shower, toilet, vinyl plank flooring

FURNACE ROOM: concrete floor, Lennox gas furnace, 100 amp breaker box, gas water heater, access to crawl space with concrete floor under the west side of the home

SAFE ROOM: located under front stoop, clay tile block walls, concrete floor and ceiling

ADDITIONAL INFORMATION

- **1-CAR ATTACHED GARAGE:** electric opener and remote, shelving, attic scuttle
- **FRONT DECK:** 176 sq ft
- **NORTH SIDE DECK:** 397 sq ft
- **GRAVEL PARKING AREA OFF ALLEY:** 30-amp plug-in on back of house for camper
- Yard shed
- Central air conditioning
- All window coverings stay
- The sewer line to the alley was completely replaced in late 2022.
- Property is being sold in as-is condition with no implied warranties or guarantees.
- Due to the age of this home, there may be a possibility of lead-based paint and/or asbestos.

INFORMATION IS DEEMED RELIABLE, BUT NOT GUARANTEED

