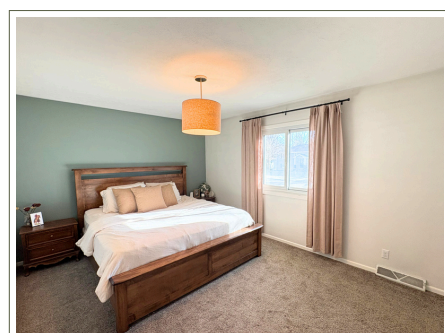
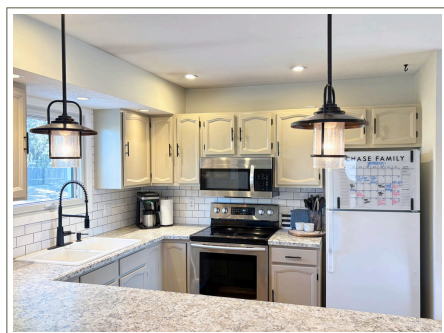


210 BIRCH ST, WAYNE, NE

PRICED AT
\$240,000



**PROPERTY
EXCHANGE
PARTNERS**



4 Bedrooms



2 Bathrooms



13,504 sq ft lot



Detached 2-Car
Garage

BUILT: 1972

2025 RE TAXES: \$3,065.36

SIZE: 1,932 finished sq ft

This comfortable home features many modern updates including triple-pane vinyl replacement windows, shingles, gutters, underground sprinklers, water heater, and electric fireplace just to name a few. Additional key features include a detached two-car garage, and concrete patio.



AMY SCHWEERS

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MAIN LEVEL 1,050 sq ft

LIVING ROOM: LVP flooring, recessed lighting, ceiling fan, electric fireplace with flanking built in cabinets and wood mantel over, coat closet at front door entry

KITCHEN: LVP flooring, recessed lighting, painted wood cabinets, laminate countertops, garbage disposal, casement window above the sink, refrigerator, dishwasher, stainless steel electric range, stainless steel microwave/range hood, eating bar peninsula

DINING: LVP flooring, sliding barn door to the basement, sliding glass door to side patio

HALLWAY: LVP flooring, linen closet, coat closet, attic scuttle

PRIMARY BEDROOM: carpet, double closets, vinyl slider window, updated drum light fixture

NORTH BEDROOM: carpet, closet

BATHROOM: LVP flooring, vanity with laminate countertop, tub/shower with synthetic surround, toilet, exhaust fan, casement window

BASEMENT 882 sq ft finished / 126 sq ft unfinished

FAMILY ROOM: LVP flooring, bar area

NORTHWEST BEDROOM: carpet, closet under the stairs, additional closet, egress window

BATHROOM: LVP flooring, vanity with sink, shower with synthetic surround, toilet, exhaust fan

SOUTHEAST BEDROOM: carpet, closet (no doors), egress window

OFFICE: LVP flooring, door to laundry room

LAUNRY/UTILITY ROOM: unfinished, concrete floor, washer and dryer (both newer) included, breaker box, water softener, water heater, gas forced air furnace

ADDITIONAL INFORMATION

- **DETACHED TWO-CAR GARAGE:** 480 sq ft, insulated overhead door, electric opener and remote, underground sprinkler controls
- Concrete patio July 2024
- Shingles and gutters replaced in 2024
- Underground sprinklers installed in May 2024
- Basketball hoop is not included
- Central air conditioning
- Main floor windows have a transferable 50 year warranty (\$250 transfer fee) with Bristol in Lincoln, NE
- Due to the age of this home, there may be a possibility of lead-based paint and/or asbestos
- **UTILITIES:** \$287/month average City of Wayne water/electric/sewer bill and \$75/month average Black Hills Energy gas bill as of 1/21/26
- Sellers would ideally like to offer possession after May 22, 2026, but could be accommodating.

INFORMATION IS DEEMED RELIABLE, BUT NOT GUARANTEED



DISCLAIMER: This map is not intended for conveyances, nor is it a legal survey. The information is presented on a best-efforts basis, and should not be relied upon for making financial, survey, legal or other commitments.

Wayne County
gWorks.

