

1306 SHERMAN ST, WAYNE, NE

PRICED AT
\$250,000



4 Bedrooms



2.5 Bathrooms



9,360 sq ft lot
(72' x 130')



Built-in 2-Car
Garage

BUILT: 1980

2025 RE TAXES: \$2,963.52

FINISHED SQ FT: 1,688 sq ft

Tucked away on a dead-end street, this inviting split foyer, offers comfort and functionality. The main level features a bright living room, open dining area with access to an elevated deck, and a primary suite with private bath, plus two additional bedrooms and a full bath.



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MAIN LEVEL 1,138 sq ft

ENTRY: coat hooks

LIVING ROOM: 12' x 15.5", open stairway with railing, carpet, ceiling fan

DINING AREA: 11' x 11.5", sliding glass doors to the back deck, ceiling fan

KITCHEN: refrigerator, stove, microwave, dishwasher, garbage disposal

HALLWAY: pantry, linen closet with laundry chute

BATHROOM: 7' x 8'8", ceramic tile, vanity with sink, toilet, tub/shower

PRIMARY BEDROOM: 11'8" x 13'7", carpet, closet, ceiling fan

EN-SUITE BATHROOM: 4'2" x 8'8", vanity with sink, toilet, shower

NORTHEAST BEDROOM: 9'3" x 11', closet, ceiling fan

BEDROOM: 9' x 10', carpet, closet

GARDEN LEVEL 550 sq ft

FAMILY ROOM: 12' x 16', storage under steps, carpet, ceiling fan, supplemental electric baseboard heat along the ceiling

BEDROOM: 11'8" x 11.5', LVP flooring, egress window, closet

LAUNDRY/UTILITY ROOM/BATHROOM: 10.5' x 11.5', LVP flooring, washer & dryer stay, laundry chute, laundry sink, toilet, shower hookups, gas furnace, gas water heater, breaker box

ADDITIONAL INFORMATION

- **BUILT-IN TWO-CAR GARAGE:** 550 sq ft, insulated overhead door, electric opener and remote
- **BACK DECK:** 10' x 14'
- Shingles will be replaced in April 2026 by Blu Roofing with Class IV impact-resistant shingles.
- Current shared water line into the house will be replaced with a private water line. All work to be completed by the City of Wayne.
- Central air conditioning
- **UTILITIES:** Average City of Wayne water, electric, and sewer bill is approximately \$275/month in the winter and \$375-\$425/month in the summer as of 4/2/26. Average Black Hills Energy gas bill is approximately \$75/month as of 4/2/26.
- Due to the age of this home, there may be a possibility of lead-based paint and/or asbestos.
- Sellers would ideally like to offer possession after July, 2026, but would be accommodating.

INFORMATION IS DEEMED RELIABLE, BUT NOT GUARANTEED

