117 S MAPLE ST, WAYNE, NE

PRICED AT

$250,000

PROPERTY EXCHANGE PARTNERS









3 Bedrooms

2.5 Bathrooms

12,312 sq ft lot

Attached 2-Car Garage

BUILT: 1978
2025 RE TAXES: $ 2,903.66
SIZE: 1,199 sq ft above grade

Spacious split-foyer home on a corner lot offering a functional layout with 3 bedrooms, 2.5 bathrooms, and two non-conforming bedrooms. Enjoy a peaceful backyard with a paver patio surrounded by mature trees, plus a large attached garage & additional gravel parking.



ALLYSON AVERY

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MAIN LEVEL *1,199 sq ft*

ENTRY: convenient interior access to attached garage
LIVING ROOM: carpet, coat closet, ceiling fan, large front window
EAT-IN KITCHEN: refrigerator, stove/range hood, dishwasher, microwave, double-basin sink, disposal, overhead cabinets, breakfast bar
DINING ROOM: sliding glass door to backyard, ceiling fan, built-in storage cabinet
HALL: carpet, linen closet
BEDROOM: carpet, closet, ceiling fan
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BATHROOM: single vanity, medicine cabinet with mirror, shower/tub, new toilet, sliding glass doors, exhaust fan
PRIMARY BEDROOM: carpet, ceiling fan, closet, attic access
EN-SUITE BATHROOM: single vanity, medicine cabinet with mirror, new toilet, shower, exhaust fan

LOWER LEVEL *1,161 sq ft*

FAMILY ROOM: carpet, recessed lighting, ceiling fan, piano and dehumidifier stay
STORAGE ROOM: concrete floor, deep freeze stays, fireplace insert
LAUNDRY/UTILITY ROOM: washer and dryer stay, water softener (not working), gas furnace (2008), water heater (2016), 200-amp breaker box
HALF BATHROOM: single vanity, mirror, new toilet, plumbing rough-in for future tub/shower
WEST NON-CONFORMING BEDROOM: concrete floor, ceiling fan, closet
EAST NON-CONFORMING BEDROOM: concrete floor

ADDITIONAL INFORMATION

- **2-CAR ATTACHED GARAGE:** electric garage door openers and remotes, pedestrian door to backyard
- **UTILITIES:** The average City of Wayne water, electric, and sewer bill is approximately $150/month ($200/month in the summer) as of 7/10/26. The average Black Hills Energy gas bill is approximately $80/month as of 7/10/26.
- Central air conditioning
- All window coverings stay
- Roof, gutters, and gutter guards replaced in 2025 - Class 4 shingles
- Gutter and gutter guard lifetime transferrable warranty
- Property is being sold in AS-IS condition with no implied warranties or guarantees

INFORMATION IS DEEMED RELIABLE, BUT NOT GUARANTEED





