# 203 MANNING ST, CARROLL, NE

**PRICED AT**

# $230,000

PROPERTY EXCHANGE PARTNERS









3 Bedrooms

2 Bathrooms

71' x 150'

Attached 2-Car & Detached 2-Car Garage

**BUILT:** 1977
**2025 RE TAXES:** $2,224.40
**SIZE:** 1,284 sq ft above grade

Don't miss this opportunity to enjoy small-town living just a short drive from Wayne & Norfolk! This home offers plenty of living space, convenient main-floor laundry, and all appliances included. Enjoy the added bonus of both an attached and detached two-car garage, along with underground sprinklers!




ALLYSON AVERY

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## MAIN LEVEL *1,284 sq ft*

**LIVING ROOM:** coat closet, carpet, ceiling fan
**HALLWAY:** carpet, linen closet
**PRIMARY BEDROOM:** carpet, double closets, ceiling fan
**BATHROOM:** tub/shower, single vanity, mirrored medicine cabinets, toilet, tile wall surround, wood-look tile flooring, exhaust fan
**WEST BEDROOM:** carpet, closet
**KITCHEN/DINING ROOM:** stainless steel refrigerator, stainless steel oven, stainless steel microwave/range hood, painted wood cabinets, double-basin stainless steel sink, garbage disposal, pocket door, pantry closet in hallway with built-in storage
**LAUNDRY:** washer & dryer included, utility sink, cabinetry, coat closet with attic access
**EAST BEDROOM:** carpet, linen closet over stairs

## BASEMENT *1,284 total sq ft*

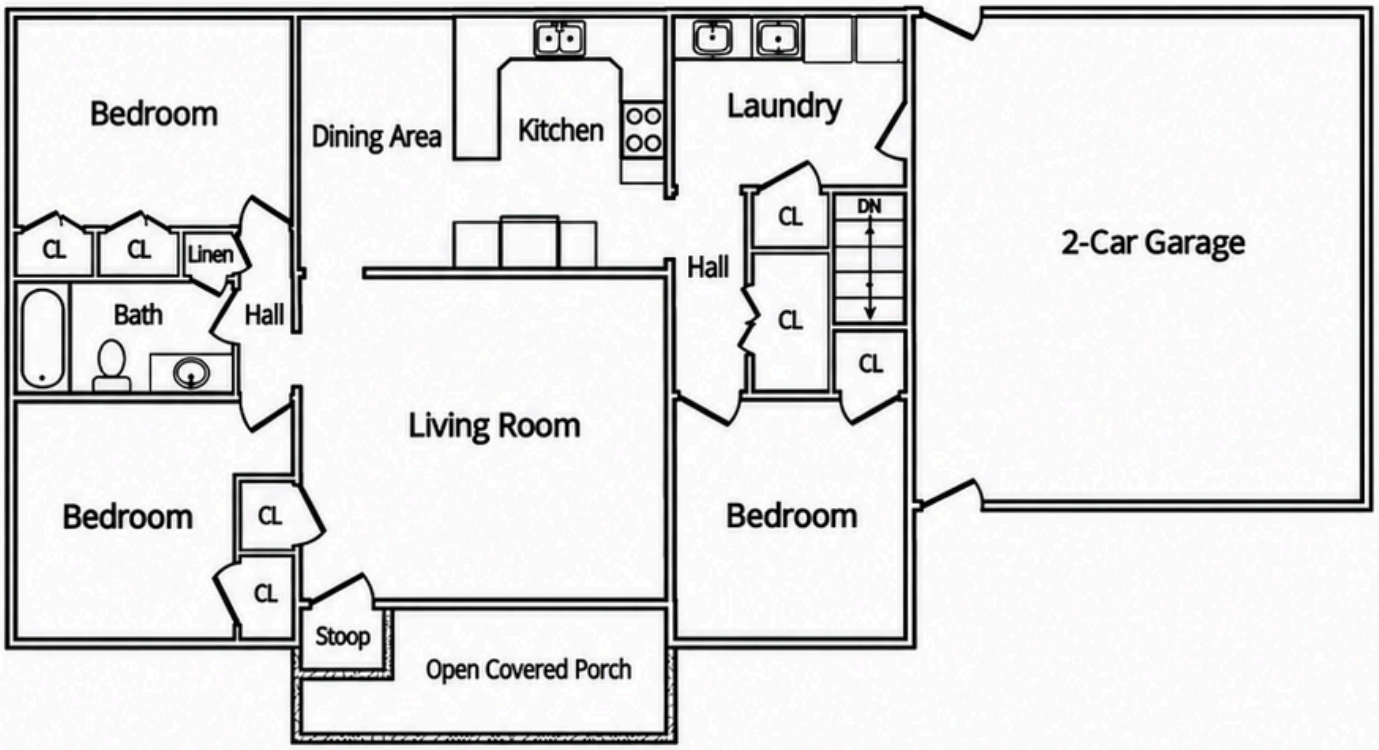
**FAMILY ROOM:** carpet, dry bar with rustic wood and corrugated metal finishes
**NON-CONFORMING BEDROOM:** carpet
**OFFICE:** carpet, drop ceiling
**BATHROOM:** single vanity, toilet, linen closet with shelving, walk-in shower, exhaust fan
**STORAGE ROOM:** concrete floor, floor drain, gas furnace, water softener (leased), water heater, reverse osmosis filtration system, 200 amp breaker box

## ADDITIONAL INFORMATION

- **UTILITIES:** Average electricity bill is approximately $100/month through Northeast Nebraska Public Power; average water, trash, and sewer bill is approximately $100/month through the Village of Carroll; propane is $50/month through Farmer's Pride, and they automatically refill the tank as needed.
- **2-CAR ATTACHED GARAGE:** 22' x 24', electric garage door opener, pedestrian door to front, pedestrian door to backyard, built-in workbench, freezer & refrigerator included, underground sprinkler controls
- **2-CAR DETACHED GARAGE:** 24' x 30', manually operated garage door, pedestrian door
- Underground sprinklers
- Propane tank owned
- Central air conditioning and gas furnace replaced in 2025
- 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*

## MAIN FLOOR




## BASEMENT

