



Address: 2608 Byers Dr, Central City, NE 68826

List Price: \$459,000

Year Built: 2022

Bedrooms: 4

Baths: 3

Total Square Footage: 3,032

Lot Size: 15,274 sq. ft.

Taxes: 2024: \$4,272.04

Average Utilities: \$277.17

Flood Zone: No

Legal: 10 13 6 Byers Sub Lot 39 45-4 CC CCFD

Main Level

Great Room: 24'6" x 27'2"

Walk-in Pantry: 5' x 6'

Bedroom 1: 12'4" x 30'5"

Attached Bath: Single Vanity, Walk-in Shower

Walk-in Closet 6'6" x 8'6"

Bedroom 2: 11'8" x 12'9"

Main Bath: Tub/Surround

Laundry/Mud Room: 6' x 13'9"

Basement

Family Room: 25'1" x 30'5"

Bedroom 3: 12'11" x 14'

Bedroom 4: 13'11" x 14'

Bath: Tub/Shower

Mechanical Room

Garage: 3 Car Attached

Garage Size: 24 x 34

Roof: Asphalt – 2022

Exterior Finish: Vinyl siding & Stone

Yard Well: No

UGSP: Yes –with Wi-Fi enabled controls

Fencing: Vinyl – fully enclosed

Storage Shed: None

Heating: Gas Forced Air -with Wi-fi enabled controls - 2022

Cooling: Central Air – 2022

Water Heater: Gas - Tankless on Demand - 2022

Water Softener: Yes - 2022

Water Filtration: Yes – R/O for kitchen sink

Electrical: 200 Amp Breaker Panel

Pit/Sump Pump: Pit - Yes, Pump - No

Additional Notes:

Home Surveillance: No

(2 Baby video monitors in children's bedrooms are in use)

Internet Connectivity:

Hamilton Communications

Fireplace: Electric - in Living Room

Comments: This 3-year-old home in Byers Subdivision offers 4 bedrooms and 3 full baths with an open layout and modern design. Inside, you'll find a main floor Great Room with a walk-in pantry in the kitchen, and laundry/mudroom off the 3-car garage. The fully finished walkout basement provides a large family room with an area half-walled off for a multi-purpose space and plenty of room for everyday living or entertaining. The fully fenced yard includes both a deck and patio for outdoor enjoyment. Located near the local High School, Middle School and Dark Island Walking Trail.

Personal Property Included: Refrigerator, Gas Range, Dishwasher, Microwave, Water Softener, R/O System, Washer, Dryer.

Ross Realty, Inc
Denise Brandenburg

Cell: 308-940-0749

Office: 308-946-3852

Email:

denise@rossrealtycentralcity.com

www.rossrealtycentralcity.com

1102 16th St.

P.O. Box 295

Central City NE, 68826

