

## 4 Bedroom w/ Sun-filled Rooms; Excellent Neighborhood!



**Residential Property Address: 206 Birch St.**

**PRICE: \$139,000**

**Legal Description:** Lot 19, Block 1, The Knolls Addition to the City of Wayne, Wayne County, Ne. 68787

**Annual Tax:** 2,190.50    **Possession date:** Negotiable    **Year Built:** 1978    **Lot size:** 90 x 115

**Schools:** Wayne Community

**Property Description:** 4 Bedroom, 2 bath home in quiet subdivision.

This home features new carpet on the main floor, updates in nearly every room, newer windows, closet organizers, and much more! A spacious kitchen gives you ample space to prepare meals and vaulted ceilings in the dinette area give you a contemporary place to enjoy them. The finished basement includes a family room with wood-burning stove, 2 bedrooms, a bath and a very large utility room. The back yard has room for the kids to play and also space for the family pet. Call today to schedule your personal tour.

### Property Details

**Construction:** vinyl siding

**Roof:** Composition shingles

**Cooling:** Central Air

**Heating:** Gas Furnace

**Water Heater:** 40 gal. (gas)

**Utility:** Breaker box

**Garage:** 2 car attached

### Interior Features

Main Level                      970 sq. ft.

Basement                        970 sq. ft.

Total sq. ft.                    1,940 sq. ft.

Kitchen appliances include: Refrigerator and range, microwave, dishwasher and disposal.

### Main Floor

**Kitchen:** 9' x 12'

**Dinette Area:** 10' 6" x 12'

**Living Room:** 14' x 16'

**Bath:** 5' x 12'

**Master Bedroom:** 13' x 13'

**Bedroom #2:** 11' x 9' 2"

### Basement

**Family Room:** 10' 10" x 18'

**Bedroom # 3:** 10' 11" x 10'

**Bedroom #4:** 11' 2" x 9' 3"

**Bath #2:** 5' 10" x 7'

**Utility/ Laundry:** 9' x 18'

Plenty of room for family room, office, laundry and storage.



*The information contained within this data sheet, although believed to be accurate, is not warranted.*



206 Main St. Wayne, NE.

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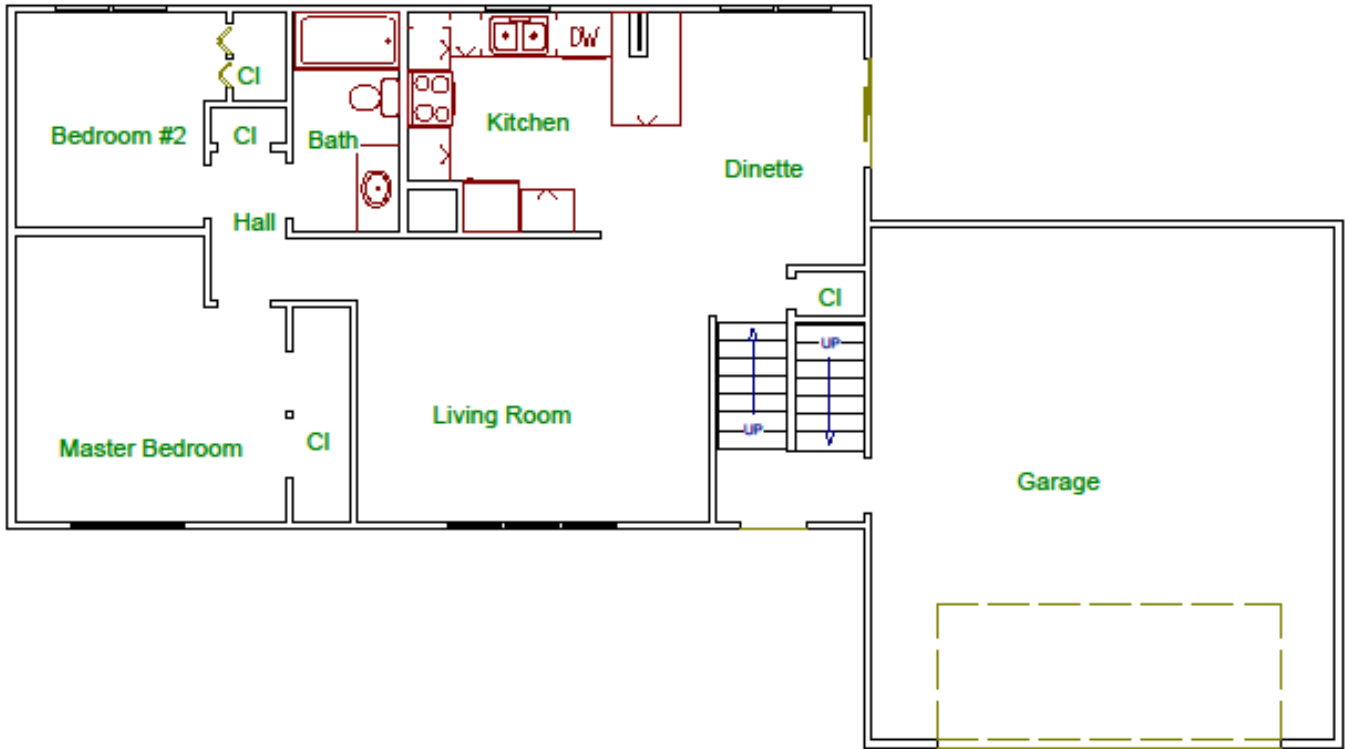
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**Wendy Vawser**  
Residential Sales

Main Floor



Basement

