

## Country Setting, City Conveniences!!



**Residential Property Address: 403 Sunset St., Carroll**

**PRICE: \$139,500**

**Legal Description:** Pt. E ½ NE ¼ being part of Lot 6, Leys Addition 33-27-2

**Annual Tax:** \$1627.36    **Possession date:** Negotiable    **Year Built:** 1972    **Lot size:** 4.39 Acres

**Schools:** Wayne Community Schools

**Property Description:** 3 bedroom home in Carroll, NE, with an amazing farm like backyard!! Updated kitchen, bath, flooring a finished basement family room and underground sprinklers in the front and side yard are just a few of the great features of this property. More details coming soon.

### Property Details

**Construction:** Vinyl Siding, 2010  
**Roof:** Composition Shingles, 2013  
**Heating/Cooling:** Electric Furnace/ Central Air  
**Water Heater:** 50 gal. 2015  
**Utility:** Breaker box  
**Underground Sprinklers:** Front & Side  
**Garage:** 2 car attached

### Interior Features

Main Level	1,120 sq. ft.
Basement	1,120 sq. ft.
Total sq. ft.	2,240 sq. ft.

(All dimensions are approximate.)

### Main Floor

**Kitchen/Dining Room/ Living Room:** 13'4" x 39'2"  
**Main Bath:** 7'3 x 8'2  
**Bedroom 1:** 13'2 x 13'3"  
**Bedroom 2:** 10'11 x 11'9"

### Basement

**Family Room:** 18'9" x 25'3"  
**Bedroom #3:** 10'8" x 12'9"  
**Bath #2:** 10'10" x 4'5"  
**Laundry Room:** 10'10" x 8'6"



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



206 Main St. Wayne, NE.

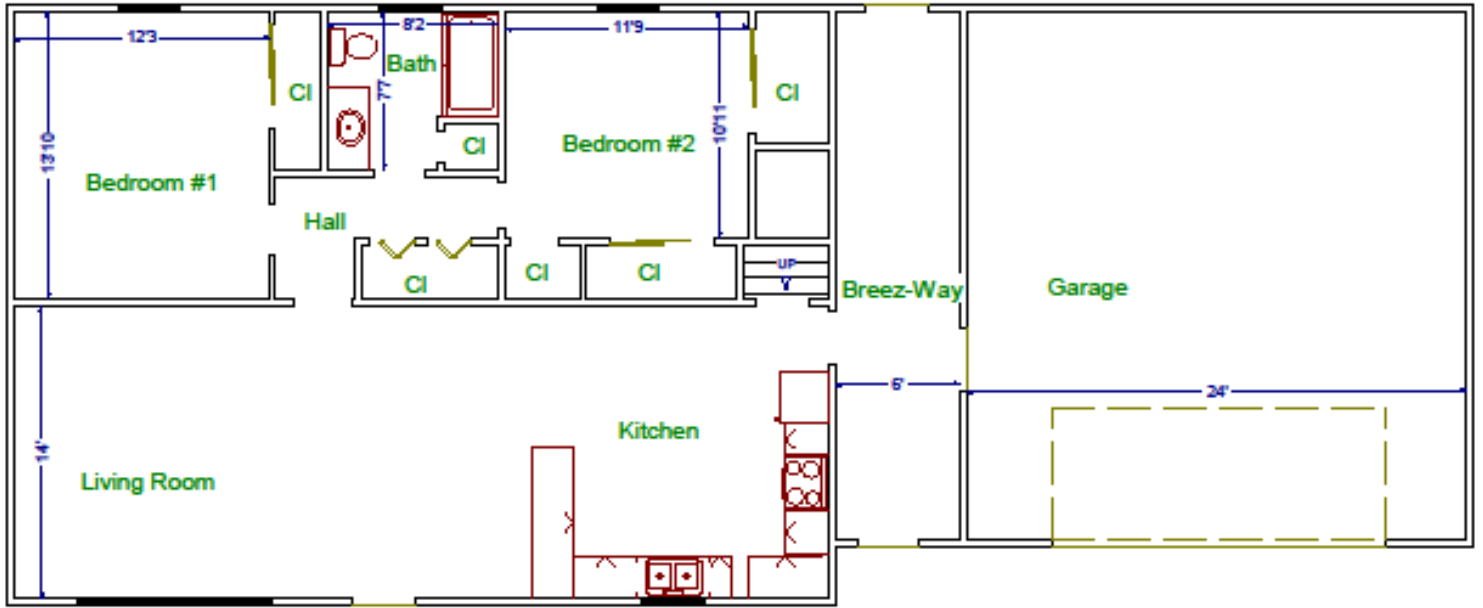
visit us at: [www.midwestlandco.com](http://www.midwestlandco.com)

Office: 402-375-3385  
 Cell: 402-369-2647  
 Email: [wendy@mwlco.net](mailto:wendy@mwlco.net)



**Wendy Vawser**  
Residential Sales

Main Floor



Basement

