

# 675 3br (13282 USD)



Location **Nebraska**  
<https://www.genclassifieds.com/x-793087-z>

QR Code Link to This Post Central City is a small town with typical small town amenities. Many people routinely drive to nearby communities to work. Grand Island is about a half hour away.

After nearly two years, super tenants are moving to another community. They are leaving at the end of December. As a result, this 3 bedroom, 2 bath home will be available in January. With approximately 1328 square feet, it is not a large home, but it can be a comfortable home.

I purchased this house in 2014. At the time, I replaced the flooring and gave the rooms a fresh coat of paint. Items that required fixing were completed. Since renting it out, tenants have cared for the home by not allowing shoes worn on the carpet. Today, it still looks new. There is a gas stove top and electric oven. Also, the kitchen has a built-in dishwasher and garbage disposal. Additionally, there is a clothes washer and dryer.

In 2015, I replaced the furnace and air conditioner. At 95% efficiency, your home can be kept warm or cool without breaking the budget. Since 2015, small repairs and maintenance have been addressed. With that said, some of the windows are in poor condition and will need to be replaced sometime soon.

Rent for this home will be \$675/month. Deposit will be \$500. I will allow up to two pets UPON MY APPROVAL. Any dogs must be houstrained beforehand. Cats are encouraged to be neutered. Any tenant should be aware that there are a number of animals in this neighborhood---feral cats, racoons, opossum, and turkey. There is an extra charge for pets---\$15/month for one animal, \$20/month for two animals. Since I've owned this house, it has been smoke free. If you smoke, there will be an additional \$15/month charge. Utilities--electricity, gas, water, sewer and trash pickup will run an average of \$275/month. The amount will vary based on family use and weather. Tenants will be responsible for yard care.

If you have questions, please contact Richard via e-mail. Please note, I do not have a cell phone so don't leave a text message. It won't go anywhere. The house will be available for showing sometime early January

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