



202 East 3rd Street
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FULLER & ASSOCIATES REALTY LLC

"We make it happen... You make it home!"

Information believed to be accurate, but not guaranteed



Address : 304 East 2nd St. Grant, NE 69140

Price: \$295,000.

Legal Description: 0 10 39 GRANT LOTS 1 & 2 BLK 37 OT NO 327 AND 0 10 39 GRANT LOTS 3 & 4 BLK 37 OT NO 328 Perkins CO

Bedrooms: 5

Baths: 2

Style: 2 Story

Age: 1915

Total Sq. Ft.: 2881

Main Level: 1977

Upper Level: 456

Lower Level: 448

Room	Dimensions	Level	Appliances		Other Info:	
Living Room	15x15.07	M	A/C	Central	Finished Basement	
Dining Room	15.05x15.05	M	Heat	Gas-main lvl	Porch	Yes double
Kitchen	13.02x15.07	M	Fire Place	None	Patio	Yes
Entry	7.06x3.11	M	Refrigerator	Yes 2	Deck	
Utility	In Basement	L	Dishwasher	Yes	Garage	32x28deep
Main Bedroom	11.04x12	M	Disposal	Yes	Garage Type	Attach
Bedroom 2	11x11	M	Range	Yes	Garage Opener	Yes
Bedroom 3	13x19	U	Range Vent	Yes Micro	Roof	Asph Shingle
Bedroom 4	12x9.03	U	Oven	Yes	Exterior	Siding
Bedroom 5	12.11x9.04	U	Microwave	Yes	Sprinklers	Yes—both lots
Office	Off kitchen	M	Carpet	Yes	Windows	Pella
Mud Lndry Room	13x8	M	Window Coverings		Doors	
Bath 1	12x7.11	M	Washer	Yes	Taxes	approx. 2432.
Bath 2	6.08x8	M	Dryer	Yes	Avg. Utility	
Bath 3			Smoke Det.	Yes	Avg. Utility	
			Water Heater	On Demand	Lot Size	2 Full Lots
			Water Softener	None	Zoning	Res
			Co2 Det	Yes		

Remarks: Wonderful historic home that has been beautifully maintained! 10 foot ceilings in the large bright main level with original wood details! You can see original wood flooring in some of the main level rooms. Kitchen is new and modern yet fits right into this beautiful historic home. The large double porch, diamond windows and original woodwork details are all features of this gorgeous home! Large insulated garage, newer siding and windows, underground sprinklers. Install heat/cool split unit on upper level if you choose. The full lot to the south on Logan Ave with garage is included. 24 hour notice required, face mask and shoe covers also required and provided. Sq foot taken from Perkins Co. Assessor card, buyer should verify before purchase.

Owner: Holaway, Donice

Occupied: Yes

Agent's Cell: 308-289-5232

Key: lock box front door

Listing Agent: Tena Most

Listing Date: 3-1-2022