



C.S. Nelson Co.

REAL ESTATE

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2954 North Parklane

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PROPERTY DATA	
STYLE	MULTI LEVEL
SQ FOOTAGE	2,848 SF P/CH
BASEMENT	744 SF P/CH
LOT SIZE	120' X 100'
TAXES	\$3,688.42 (2008)
YEAR BUILT	1975 per C/H
GRADE SCHOOL	
HIGH SCHOOL	
GAS	NONE
ELECTRIC	ALL ELECTRIC HOME
CONSTRUCTION	FRAME
INSULATION	YES
WATER	CITY
SEWER	CITY
TAX PARCEL #	710103453

PROPERTY FEATURES	
REFRIGERATOR	YES
DISHWASHER	YES
DISPOSAL	YES
RANGE	BUILT-IN
RANGE HOOD	BUILT-IN WITH MICROWAVE OVEN
HEATING	ZONED HEAT PUMPS (TWO UNITS)
COOLING	ZONED HEAT PUMPS (TWO UNITS)
FIREPLACES	TWO WOOD BURNING (LR & MASTER BDRM)
WATER HEATER	80 GALLON ELECTRIC (RENTED FROM LOUP)
W. SOFTENER	CULLIGAN
REV. OSMOSIS	CULLIGAN
UG SPRINKLERS	YES
GARAGE	23' X 22' WITH OPENER AND TILE FLOORING
SCREENED DECK	24' X 12'
TV	CABLE

ROOM DIMENSIONS	
LIVING ROOM	20'1" x 14'10"
DINING ROOM	20' x 9'10"
KITCHEN	19'11" x 10'3"
MASTER BDRM	22'2 X 18'5"
MASTER BATH	10'9" X 9'11"
BEDROOM	11'10" X 10'11"
BEDROOM	16'6" X 10'11"
EXERCISE RM	12'10" X 11'4"
MAIN BATH	10' X 4'11"
GUEST BATH	9'3" X 5'9"
SUN ROOM	26'8" X 9'1"
FAMILY ROOM	28'6" X 15'6"
NC BEDROOM	16'11" X 13'7"
BATH (BSMT)	10'11" X 8'6"
SAUNA	IN BASEMENT

LEGAL DESCRIPTION: Lot 13, Block A, Oak Park 1st Addition to the City of Columbus, NE

REMARKS: A BEAUTIFUL MULTI-LEVEL HOME IN A GREAT LOCATION! THIS CUSTOM BUILT 4 BEDROOM, 4 BATH HOME HAS MANY AMENITIES WHICH INCLUDE A DRAMATIC DOUBLE DOOR ENTRANCE AND AN OPEN FOYER WHICH LEADS TO BOTH THE LIVING ROOM AND FAMILY ROOM. FAMILY ROOM FEATURES INCLUDE A WOOD BURNING FIREPLACE WITH AN IMPRESSIVE BRICK HEARTH, WET BAR WITH WINE RACK, BUILT-IN ENTERTAINMENT CENTER, TRACK LIGHTING AND CERAMIC TILE FLOORING. A SUN ROOM WITH HOT TUB (NEEDS REPLACEMENT PUMP) IS LOCATED AT THE SW CORNER OF THE MAIN FLOOR AND IS EASILY ACCESSIBLE FROM THE FAMILY ROOM. KITCHEN AND FORMAL DINING ROOM HAVE WOOD FLOORING. KITCHEN FEATURES INCLUDE A SKYLIGHT, BUILT-IN RANGE, DISHWASHER, REFRIGERATOR AND DISPOSAL. AMAZING MASTER SUITE INCLUDES ADDITIONAL LIVING SPACE WITH A LIVE FIREPLACE THAT CURRENTLY SERVES AS AN OFFICE AREA, TRACK LIGHTING, VAULTED CEILING, CROWN MOLDING, SKYLIGHT, A 10'5" X 7'6" WALK-IN CLOSET AND PASS-THROUGH ACCESS TO A 4TH BEDROOM THAT CURRENTLY SERVES AS AN EXERCISE ROOM. MASTER BATHROOM FEATURES INCLUDE A WHIRLPOOL TUB AND SEPARATE SHOWER UNIT, DOUBLE SINKS, SKYLIGHT, RECESSED LIGHTING AND CERAMIC TILE EVERYWHERE. BASEMENT FINISH INCLUDES AN ELECTRICALLY HEATED SAUNA, NON-CONFORMING BEDROOM, FULL BATHROOM WITH LARGE CLOSET, WASHER AND DRYER (INCLUDED) AND STORAGE SHELVES IN THE MECHANICAL ROOM. GARAGE HAS A CERAMIC TILE FLOOR. EXTERIOR FEATURES INCLUDE EXCELLENT LANDSCAPING WITH ESTABLISHED TREES, UNDERGROUND SPRINKLERS AND A QUIET AND PEACEFULLY SECLUDED BACKYARD. BASKETBALL POLE/HOOP WILL STAY. AGENTS - APPOINTMENTS FOR SHOWINGS TO PREQUALIFIED BUYERS WILL NEED TO BE MADE 24 HOURS IN ADVANCE.

PRICED AT \$249,900

FOR ADDITIONAL INFORMATION OR A PRIVATE SHOWING OF THIS PROPERTY,
PLEASE CONTACT OUR AGENTS AT 562-8244

LISTING AGENT: CHRIS NELSON

