



C.S. Nelson Co.

REAL ESTATE

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2967-38th Avenue

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| PROPERTY DATA | |
|----------------------|---------------------------------------|
| STYLE | RANCH |
| SQ FOOTAGE | 1,933 SF P/CH |
| BASEMENT | FULL, UNF |
| YEAR BUILT | 1994 |
| LOT SIZE | LARGE |
| TAXES | \$3,243.59 (2010) |
| GRADE SCHOOL | LOST CREEK |
| HIGH SCHOOL | CHS |
| GAS | NONE |
| ELECTRIC | \$174 AVERAGE PER LOUP POWER DISTRICT |
| CONSTRUCTION | BRICK |
| INSULATION | YES |
| WATER / SEWER | CITY |
| TAX PARCEL # | 710108689 |

| PROPERTY FEATURES | |
|-----------------------|-------------------|
| REFRIGERATOR | INCLUDED |
| DISHWASHER | INCLUDED |
| DISPOSAL | YES |
| RANGE | INCLUDED |
| RANGE HOOD | INCLUDED |
| MICROWAVE | INCLUDED |
| FREEZER | INCLUDED |
| HVAC | HEAT PUMP |
| WATER HEATER | 52 GAL ELECTRIC |
| W. SOFTENER | INCLUDED |
| UG SPRINKLERS | YES |
| TV | CABLE |
| GARAGE (2 CAR) | 24' X 24' W/ OPNR |
| DECK | 12' X 12' |

| ROOM DIMENSIONS | |
|--------------------|-----------------|
| LIVING ROOM | 17'10" X 12'10" |
| DINING ROOM | 19'10" X 14'11" |
| KITCHEN | 15'8" X 11'5" |
| MASTER BDRM | 16'8" X 15'0" |
| MASTER BATH | 7'11" X 6'0" |
| BEDROOM | 14'6" X 11'6" |
| BEDROOM | 13'0" X 12'3" |
| FULL BATH | 8'7" X 7'11" |
| LAUNDRY RM | 9'2" X 7'11" |

PROPERTY OWNER: Lloyd, Don and Thelma

LEGAL DESCRIPTION: Lot 2, Block A, Prairie Lane 10th Addition to the City of Columbus, NE

REMARKS: LOCATED IN POPULAR PRAIRIE LANE AND SITUATED ON A LARGE LOT, THIS SPACIOUS 3 BEDROOM, 2 BATH ALL BRICK RANCH IS A "MUST SEE"! MOVE-IN READY WITH FRESH INTERIOR PAINT AND NEW CARPETING, BOTH IN NEUTRAL COLORS. MAIN FLOOR FEATURES INCLUDE A SPACIOUS KITCHEN / DINING AREA WITH AN ADJACENT MAIN FLOOR LAUNDRY ROOM AND PATIO DOORS WHICH LEAD TO A WOODEN DECK ON THE EAST SIDE OF THE HOME, A SPACIOUS LIVING ROOM AND THREE LARGE BEDROOMS. THE FULL BASEMENT IS UNFINISHED WITH A BATHROOM ROUGH-IN AND 110 SHEETS OF 1/2" AND 50 SHEETS OF 5/8" DRYWALL ARE INCLUDED. FURNACE HAS HUMIDIFIER. THE LAWN HAS UNDERGROUND SPRINKLERS AND IS NEATLY LANDSCAPED. WHIRLPOOL REFRIGERATOR, KENMORE SMOOTHTOP RANGE, KENMORE DRYER AND FRIGIDAIRE FREEZER ARE ALL 4 YEARS OLD. MAYTAG WASHER IS 13 YRS OLD. MAYTAG DISHWASHER IS ORIGINAL TO THE HOME, BUT WAS NOT USED OFTEN. SHARP COUNTERTOP MICROWAVE WILL STAY. SHELVING IN BASEMENT AND GARAGE IS INCLUDED. EXTRA RANGE AND TOILET IN BASEMENT WILL STAY.

REDUCED TO \$219,900

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

LISTING AGENT: CHRIS NELSON

