



C.S. Nelson Co.

REAL ESTATE

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3355-40th Avenue

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PROPERTY DATA	
STYLE	RANCH
SQ FOOTAGE	2,008 SF P/CH
BASEMENT	FULL / FINISHED
YEAR BUILT	1999
LOT SIZE	16,250 sf (Approx)
TAXES	\$4,828.50 (2011)
GRADE SCHOOL	LOST CREEK
HIGH SCHOOL	CHS
GAS	\$56. MO. AVERAGE PER BLACK HILLS ENERGY
ELECTRIC	\$100 MO. EST. BUDGET PER LOUP POWER DISTRICT
CONSTRUCTION	FRAME
INSULATION	YES
WATER / SEWER	CITY
TAX PARCEL #	710127022

PROPERTY FEATURES	
REFRIGERATOR	INCLUDED
DISHWASHER	INCLUDED
DISPOSAL	YES
RANGE	INCLUDED
RANGE HOOD	INCLUDED
MICROWAVE	INCLUDED
HVAC	HEAT PUMP WITH FORCED AIR GAS AUXILIARY HEAT
WATER HEATER	40 GAL GAS
W. SOFTENER	INCLUDED
UG SPRINKLERS	YES
TV	CABLE
GARAGE (3 CAR)	840 SQ FT
DECK	16' X 12'
MN FLR LAUNDRY	12'3 X 8'10"

ROOM DIMENSIONS	
LIVING ROOM	21'0" X 14'0"
DINING ROOM	15'2" X 12'2"
KITCHEN	14'1" X 12'2"
MASTER BDRM	17'10' X 15'0"
MASTER BATH	9'4" X 7'8"
BEDROOM	12'11" X 11'2"
BEDROOM	11'11" X 11'2"
FULL BATH	11'2" X 4'10"
GUEST BATH	5'4" X 4'5"
FOYER	21'7" X 5'10"
BEDROOM (DN)	13'11" X 10'6"
BEDROOM (DN)	12'10" X 10'6"
BATH (DN)	7'3" X 4' 11"
CRAFT RM (DN)	11'9" X 10'6"
FAMILY ROOM	46'11" X 14'6"
OFFICE (DN)	10'11 X 10'5"

PROPERTY OWNER: Roth, Gregg and Miriam

LEGAL DESCRIPTION: Lot 11, Block B, Prairie Lane 12th Addition to the City of Columbus, NE

REMARKS: LOCATED IN PRAIRIE LANE AND SITUATED ON A LARGE LOT, THIS SPACIOUS 5 BEDROOM, 4 BATH RANCH IS A "MUST SEE"! MOVE-IN READY WITH NEUTRAL COLORS THROUGHOUT. MAIN FLOOR FEATURES INCLUDE A SPACIOUS KITCHEN / DINING AREA WITH ABUNDANT CABINETS, WALK-IN PANTRY, AND A CONVENIENT CENTER ISLAND AND BREAKFAST BAR, AN ADJACENT MAIN FLOOR LAUNDRY ROOM WITH TWO CLOSETS AND A SINK. ADDITIONAL FEATURES INCLUDE PATIO DOORS WHICH LEAD FROM THE DINING AREA TO A WOODEN DECK ON THE EAST SIDE OF THE HOME, A SPACIOUS LIVING ROOM WITH GAS FIREPLACE. MASTER BEDROOM HAS A 3/4 BATH AND A 9'4" X 8'2" WALK-IN CLOSET, AND BOTH OF THE OTHER MAIN FLOOR BEDROOMS ALSO HAVE WALK-IN CLOSETS. THE FULL BASEMENT IS FINISHED WITH TWO BEDROOMS, A FULL BATH, CRAFT ROOM WITH RECESSED LIGHTING, OFFICE, AND A LARGE FAMILY ROOM WITH BUILT-IN KITCHENETTE / BAR AND EATING / DINING AREA. AMPLE STORAGE BOTH UP AND DOWN WITH CLOSETS EVERYWHERE. THE LAWN HAS UNDERGROUND SPRINKLERS AND IS NEATLY LANDSCAPED. KITCHEN AND DINING ROOMS HAVE WOOD FLOORING AND THE SIDE BY SIDE REFRIGERATOR, GE SMOOTHTOP RANGE AND KENMORE MICROWAVE/RANGE HOOD ARE INCLUDED. METAL SHELVING IN GARAGE AND BASEMENT IS NOT INCLUDED.

PRICED AT \$272,900

FOR ADDITIONAL INFORMATION OR A PRIVATE SHOWING OF THIS PROPERTY,
PLEASE CONTACT OUR AGENTS AT 402-562-8244

LISTING AGENT: CHRIS NELSON

