



C.S. Nelson Co.

REAL ESTATE

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3381-37th Avenue

THE INFORMATION CONTAINED HEREIN HAS EITHER BEEN GIVEN TO US BY THE OWNER OF THE PROPERTY OR OBTAINED FROM SOURCES THAT WE DEEM RELIABLE. WE HAVE NO REASON TO DOUBT ITS ACCURACY, BUT WE DO NOT GUARANTEE IT. THE PROSPECTIVE PURCHASER SHOULD CAREFULLY VERIFY THE ITEMS OF INCOME AND EXPENSE AND ALL OTHER INFORMATION REGARDING THIS PROPERTY CONTAINED HEREIN. IN ADDITION, THE PROSPECTIVE PURCHASER SHOULD EXAMINE THE SELLER'S PROPERTY CONDITION DISCLOSURE STATEMENT FOR ADDITIONAL INFORMATION REGARDING THIS PROPERTY.

PROPERTY DATA	
STYLE	1 1/2 STORY
SQ FOOTAGE	2,624 SF P/CH
FLOOR SPACE	1,448 SF MAIN FLOOR P/CH 1,176 SF 2ND FLOOR P/CH
BASEMENT	1,448 SF
LOT SIZE	100' x 113'
TAXES	\$4,272.66 (2010)
YEAR BUILT	1987 per C/H
GRADE SCHOOL	LOST CREEK
HIGH SCHOOL	CHS
GAS	NONE
ELECTRIC	\$.193 AVERAGE PER LOUP POWER DISTRICT
CONSTRUCTION	FRAME
INSULATION	YES
WATER / SEWER	CITY
TAX PARCEL #	710108024

PROPERTY FEATURES	
REFRIGERATOR	INCLUDED
DISHWASHER	INCLUDED
DISPOSAL	YES
RANGE	INCLUDED
RANGE HOOD	INCLUDED
COMPACTOR	INCLUDED
HVAC	HEAT PUMP
TV	CABLE
WATER HEATER	52 GAL ELECTRIC
W. SOFTENER	INCLUDED
UG SPRINKLERS	YES
GARAGE (3 CAR)	34' X 24' PLUS A 26' X 10' WORKSHOP AREA
DECK	14' X 12'
SUN ROOM	18' X 12'

ROOM DIMENSIONS	
LIVING ROOM	21'3" X 14'9"
DINING ROOM	13'2" X 12'5"
KITCHEN	13'10" X 11'8"
FAMILY ROOM	23'9" X 13'11"
MASTER BDRM	17'3" X 14'10"
MASTER BATH	8'9" X 6'4"
WALK IN CLOSET	14'7" X 4'11"
BEDROOM	13'11" X 10'8"
BEDROOM	15'10" X 10'4"
BEDROOM	12'6" X 10'
MAIN BATH	10'8" X 4'10"
FULL BATH	10'7" X 4'11"
GUEST BATH	7'7" X 4'
LAUNDRY RM	9'8" X 7'4" MN
FAMILY ROOM IN BASEMENT	27'6" X 14'1" + 24'6" X 19'1" (L-Shaped DN)
HALF BATH	6'6" X 4'11" (DN)

PROPERTY OWNER: Fairbairn Estate

LEGAL DESCRIPTION: Lot 1 and the North 8 feet of Lot 2, Block B, Prairie Lane 4th Addition to the City of Columbus, NE

REMARKS: PRICED FAR BELOW ASSESSED VALUE AND THE OWNERS WANT OFFERS ON THIS BEAUTIFUL HOME IN POPULAR PRAIRIE LANE! SITUATED ON AN EXCELLENT CORNER LOT, THIS SPACIOUS 4 BEDROOM, 5 BATH, 1 1/2 STORY HOME IS A "MUST SEE"! MOVE-IN READY WITH NEUTRAL DÉCOR THROUGHOUT, MAIN FLOOR FEATURES INCLUDE AN IMPRESSIVE OPEN FOYER WITH NEW WOOD FLOORING, FORMAL LIVING AND DINING ROOMS, A GUEST BATH AND A LAUNDRY ROOM. THE KITCHEN HAS AN ABUNDANCE OF CABINETRY INCLUDING A PANTRY CABINET. ADDITIONAL AMENITIES INCLUDE A MAIN FLOOR FAMILY ROOM WITH NEW WOOD FLOORING & A LIVE FIREPLACE AND PATIO DOORS THAT LEAD OUT TO AN ENCLOSED SUNROOM AND OPEN DECK. SECOND STORY FEATURES INCLUDE A LARGE MASTER SUITE WITH A FULL BATH AND A LARGE WALK-IN CLOSET, THREE LARGE BEDROOMS AND TWO ADDITIONAL FULL BATHS. BASEMENT FEATURES INCLUDE A HUGE "L-SHAPED" FAMILY ROOM AND A HALF BATH. THE LAWN HAS UNDERGROUND SPRINKLERS AND IS NEATLY LANDSCAPED. THE THREE CAR GARAGE HAS ADDITIONAL WORKSHOP SPACE AND HAS A COMPLETELY FINISHED, WELL ILLUMINATED INTERIOR. SIDE BY SIDE FREEZER IN BASEMENT WILL STAY.

REDUCED TO \$214,900

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

LISTING AGENT: CHRIS NELSON

