



C.S. Nelson Co.

REAL ESTATE

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3411-35th Street

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PROPERTY DATA	
STYLE	RANCH
SQ FOOTAGE	1,696 SF P/CH
BASEMENT	1,196 SF
YEAR BUILT	1970 + Addition
LOT SIZE	100' X 135'
TAXES	\$2,823.94 (2011)
GRADE SCHOOL	
HIGH SCHOOL	
GAS	\$70 AVERAGE PER BLACK HILLS ENERGY
ELECTRIC	\$85 AVERAGE PER LOUP POWER DISTRICT
CONSTRUCTION	FRAME
INSULATION	YES
WATER / SEWER	CITY
TAX PARCEL #	710077994

PROPERTY FEATURES	
REFRIGERATOR	YES
DISHWASHER	YES
DISPOSAL	YES
RANGE	YES
RANGE HOOD	YES, W/MICRO
MICROWAVE	YES, W/ RANGE HOOD
HVAC	FORCED AIR GAS WITH CENTRAL AIR
WATER HEATER	50 GAL GAS
W. SOFTENER	INCLUDED
UG SPRINKLERS	YES
TV	CABLE
GARAGE (2 CAR)	26' X 22' W/OPNR
STORAGE SHED	10' X 8'

ROOM DIMENSIONS	
FAMILY RM	17'7 X 14'3"
KITCHEN	12'8" X 9'11" + EAT-IN AREA 10'0" X 7'0"
DINING ROOM	14'3" X 11'6"
MASTER BDRM	23'5" X 12'9"
MASTER BATH	12'6" X 9'2"
BEDROOM	12'5" X 11'6"
BEDROOM	11'6 X 9'9"
BATH	9'11" X 7'1"
OFFICE (dn)	13' x 12'
FAMILY RM (dn)	12' X 46'
LAUNDRY RM	13' X 7'8" (dn)

PROPERTY OWNER: Dickes, Nathan and Jessica

LEGAL DESCRIPTION: Lot 3, Block E, Becker's 2nd Addition to the City of Columbus, NE

REMARKS: CALL OUR OFFICE FOR YOUR APPOINTMENT TO SEE THIS COMPLETELY UPDATED, SPACIOUS 3 BEDROOM RANCH! THIS WELL MAINTAINED HOME HAS HAD EXTENSIVE IMPROVEMENTS MADE WITHIN RECENT YEARS INCLUDING NEW WINDOWS, FURNACE AND AIR, PATIO, DRIVEWAY, FRONT PORCH, WATER HEATER, WATER SOFTENER, ROOF, SOFFITS AND FASCIA AND A MASTER BEDROOM / MASTER BATHROOM ADDITION. ADDITIONAL FEATURES INCLUDE NEW CABINETRY THROUGHOUT THE KITCHEN AND EAT-IN AREA, SPECIAL HIGH RELIEF FORMICA COUNTERTOPS, AND A BUILT-IN TALL TABLE AND HUTCH. THE MAIN FLOOR FAMILY ROOM IS LOCATED JUST OFF THE KITCHEN AND FEATURES A LIVE FIREPLACE AND EASY ACCESS THROUGH GLASS DOORS LEADING TO THE 19' X 14' PATIO WHICH OVERLOOKS THE NEATLY LANDSCAPED AND SPACIOUS, PARKLIKE BACKYARD. THE MAIN BATH HAS ALSO BEEN UPGRADED AND THE MASTER SUITE BATH FEATURES DOUBLE SINKS AND A WALK-IN CLOSET. THE BASEMENT INCLUDES A FAMILY ROOM, OFFICE, LAUNDRY ROOM AND AMPLE STORAGE. THE EXTERIOR FEATURES PERMANENT SIDING AND EXCELLENT LANDSCAPING. THE ROOMY 26' X 22' ATTACHED GARAGE HAS AMPLE ROOM FOR STORAGE. ALSO INCLUDED IN THE BACKYARD AREA IS AN 8' X 10' UTILITY BUILDING, A LARGE GARDEN SPACE AND A FENCED KENNEL AREA. THIS HOME IS TRULY A 'MUST SEE' AS THE IMPROVEMENTS MADE HAVE BEEN SIGNIFICANT IN SCOPE AND COMPLETED WITH VERY HIGH QUALITY WORKMANSHIP AND ATTENTION TO DETAIL.

PRICED AT \$192,900

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

LISTING AGENT: CHRIS NELSON

