



C.S. Nelson Co.

REAL ESTATE

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3862-30th Avenue

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PROPERTY DATA		PROPERTY FEATURES		ROOM DIMENSIONS	
STYLE	Bi-Level	REFRIGERATOR	YES	LIVING ROOM	19'6" x 13'9"
SQ FOOTAGE	1,932 Sq Ft p/ch	DISHWASHER	YES	DINING AREA	9'5 X 9'3"
LOT SIZE	94' x 70'	DISPOSAL	YES	KITCHEN	9' X 8'6"
TAXES	\$2,227.04 (2009)	RANGE	YES	MASTER BDRM	15'7" X 10'5"
YEAR BUILT	1990	RANGE HOOD	YES	BEDROOM	12'4" X 11'5"
GRADE SCHOOL	Lost Creek	HEATING	Heat Pump	MASTER BATH	8'11 x 8'9"
MIDDLE SCHOOL	CMS	COOLING	Heat Pump	BEDROOM (DN)	12'2" X 10'11"
HIGH SCHOOL	CHS	WASHER/DRYER	YES	BEDROOM (DN)	10'11" x 10'2"
GAS	None	WATER HEATER	50 Gal. Electric	BATH (3/4) (DN)	8'6" X 4'9"
ELECTRIC	\$86.42 Avg/Loup Pwr	W. SOFTENER	Culligan	FAMILY RM (DN)	15'8" x 10'3" + 12'8" X 10'2" (L-shaped)
INSULATION	YES	RO SYSTEM	Culligan	LAUNDRY RM	12'3" X 9'3"
WATER	CITY	UG SPRINKLERS	YES		
SEWER	CITY	GARAGE	24' X 20' W/Opnr		
TAX PARCEL #	710098476	DECK	8' X 8'		
		TV	Cable		

PROPERTY OWNER: Eula Pearson

LEGAL DESCRIPTION: Lot 2, Block C, Maple Park 3rd Addition to the City of Columbus, Platte County, NE

REMARKS: New Listing in popular Maple Park! This bright, clean and well maintained 2+2 bedroom home is "Move-In Ready!" Open living room / dining area / kitchen features vaulted ceilings and a patio door that leads to the wooden deck. Large windows and neutral colors throughout. Spacious main bath with skylight. Newer roof, permanent siding and all appliances (range, refrigerator, water softener, reverse osmosis system, washer and dryer) are included! Large two car attached garage with 13'5" x 8'1" work area.

PRICE: \$144,900

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

LISTING AGENT: Chris Nelson

