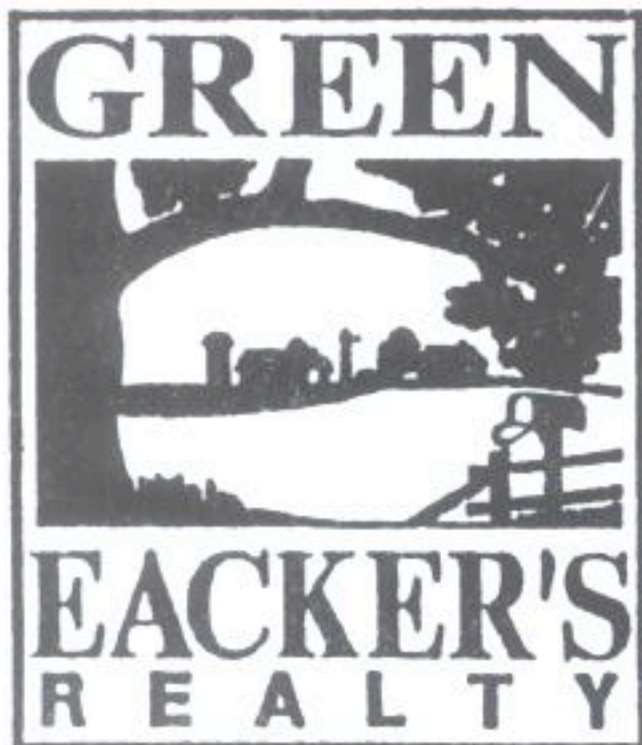


FOR SALE



872-3303

GREEN EACKER'S REALTY

736 South C - Broken Bow, NE - 68822 308-872-3303

PRICE

\$169,000.00

PROPERTY DESCRIPTION

Owner DARIN and JUDY NICHOLS

Address 917 North 10th Avenue, Broken Bow, NE 68822

Legal Description Lots 3-4-5 (102'x144'), Block 31, Railroad Add.,

Broken Bow, NE

Terms Cash to Seller

Style of Home 2-Story

Sq. Ft. (Main) 1,618

Total Fin. Sq. Ft. 2,326

Lot Size 102'x144' Foundation Brick/block

Loan Co. _____

Mtg. Bal. _____ Type _____ @ _____ %

Mo. Pmt. _____ Ins. Inc. Tax Inc.

Taxes '09 - \$2,799.02 Age 1890 Est.

Ext. Cedar siding Roof Asphalt - New 2003

20'x25' Car Gar. Att. Det. In Basement

Air Cond. Cent. Wind. Water Heater _____

Paving X Driveway Concrete Fireplace woodburning stove

Type Heat 2 NEW Heat Pumps Water Softener Owned, Stays

Range Disp. Dish Wash Ref.

220 Comb Storms Bsmt. Hood

Insulation: Walls Foam Attic Blown in Bsmt. _____

Avg. Gas Cost NONE Avg. Elec. Cost Not available

ROOM	BSMT	MAIN	2ND	FLOOR
LV. ROOM		12 x 15 1/2		Carpet
DN. ROOM		17 x 12		Oak
KITCHEN		17 x 13		Laminate
FAM. ROOM		21 1/2 x 15 1/2		Carpet
BED. RM.		*Mstr 15 x 15+		Carpet
BED RM.			12 x 10	Carpet
BED RM.			12 x 10	Carpet
BED RM.			12 x 10	Carpet
BATH		*1/2	Full & Mstr	Vinyl
UTILITY		*		
Office		15 x 12		Carpet
Rec Rm	23 x 11			Carpet

Additional facts about the property: ORIGINAL CHARM!! Features include Foyer entry with open staircase. 2 NEW HEAT PUMPS 2007 - 4 BEDROOMS - 2 1/2 BATHS - NEW KITCHEN & RENOVATIONS 2008 - LOTS OF NEW FLOORING & FRESH PAINT 2008 - FAMILY ROOM W/VERMONT WOODBURNING STOVE - FORMAL DINING ROOM - OFFICE W/BOOKSHELVES & GUN CABINET, DESK & STORAGE CABINETS - 2-CAR ATTACHED GARAGE - PARTIALLY FINISHED BASEMENT 2008 - LARGE BACK PORCH & PATIO - UNDERGROUND SPRINKLERS - SEAMLESS GUTTERS & DOWNSPOUTS 2003 - ASPHALT SHINGLES 2003. Dog kennel w/6' chain-link fence. *Large master bedroom has an 11'x12' dressing area & the master bath has just been renovated. Spacious rooms with lots of natural light. Walk-in closets in 3 bedrooms. Electric openers in garage. This home has been kindly cared for & meticulously maintained. PERFECT FOR YOUR FAMILY !!



Although this information is not guaranteed, it is believed to be accurate.