

# FOR SALE

**304 Scotia Avenue**

**Scotia, NE**

**PRICED AT:**

**\$48,000**

## LEGAL DESCRIPTION

Lot 10-11-12 Blk 18 North Scotia Village, Greeley County, NE

## GENERAL DESCRIPTION

### Like New 3-Bedroom Home

Remodeled 3 Bedroom/1 Bath house. Work done in the last 10 years include ABC Seamless siding, new high-efficiency windows, asphalt shingles, electrical updated including panel, high-efficiency heat-pump with back-up high-efficiency gas forced air furnace. Large living room, main floor laundry, fridge, stove, washer and dryer all included. Covered front porch and newer wood deck off of kitchen. Storage shed in backyard and alley access.

- Living Room 13 $\alpha$ 23q
- Bedroom 1 9.5 $\alpha$ 12q
- Bedroom 2 10 $\alpha$ 10q
- Bedroom 3 11 $\alpha$ 12q
- Eat-in Kitchen 12 $\alpha$ 13q
- Utility Area 5 $\alpha$ 8q

**Scott & Cheryl Massman,  
Owners**

2008 TAXES: \$373.58



Nick Shoemaker  
308-245-4310



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# INTERIOR

