

# FOR SALE

**917 N. 10th Ave.  
Broken Bow, NE**

**PRICED AT:  
\$149,900.00**

## LEGAL DESCRIPTION

RAILROAD ADD BLOCK 21 LOTS3-4-5 (102'X144')BROKEN BOW CITY 2010 Taxes: \$2,752.72  
Lot size: 144' X 102'

## GENERAL DESCRIPTION

### Simply Stunning

This beautiful 4 bedroom, 2 1/2 bath home with 2-car attached garage is situated on a corner lot close to the park & school. The master bedroom has walk-in closets along with a large dressing area & remodeled bathroom. The kitchen was remodeled in 2008 with elegant cabinetry and wood Pergo flooring. The office provides plenty of bookshelves and storage cabinets. Stay warm in the family room during the winter by the wood burning stove. Updates to the home include: 2 new heat pumps 2007, seamless gutters & downspouts 2003, asphalt shingles 2003 and exterior painted July 2011. Other amenities include a large backyard porch/patio, underground sprinklers and a dog kennel with 6' chain-link fence.



#### Main Floor:

Living Room	12x15 1/2	Carpet
Dining Room	17x12	Oak
Kitchen	17x13	Wood Pergo
Family Room	21 1/2x 15 1/2	Carpet
Office	15x12	Carpet
Bath	1/2	Linoleum
Utility Room		Linoleum

#### 2nd Floor:

Master Bedroom	15x15	Carpet
Master Bedroom	3/4	Linoleum
Bedroom	12x10	Carpet
Bedroom	12x10	Carpet
Bedroom	12x10	Carpet
Bath	3/4	Linoleum

#### Basement:

Rec Room	23x11	Carpet
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**Darin & Judith Nichols , Owners**



**Dorsett Sennett**  
308-870-3327



**Deb Slingsby**  
308-870-2740



**"Mo" Hunsberger**  
308-870-1406

**STOCK REALTY & AUCTION CO.**  
*Land Brokers & Auctioneers*

**934 D St. Broken Bow, NE 68822**  
**1-800-WE SELL-8**  
**www.stockra.com**

Information was obtained from sources deemed reliable, but broker makes no guarantees as to accuracy. All Prospective buyers urged to fully inspect property and rely on conclusions.

# ***To see more pictures of this home view the virtual tour at [Stockra.com](http://Stockra.com)***

**Lot Size**

144x102

**Style of Home**

2 Story

**Age**

1890

**1st Floor Sq. Ft.**

2236

**2nd Floor Sq. Ft.**

**Exterior**

Painted Cedar

**Roof**

Asphalt 2003

**Insulated**

Yes

**Foundation**

Brick/Block

**Sprinkler System**

Yes

**Air Conditioner**

Heat pump 2007

**Road Paving**

Yes

**Driveway**

Concrete

**Utility Shed**

Yes

**Type Heat**

Heat pump 2007

**Average Utilities**

\$237.70

**Average Gas**

N/A

**Water Heater**

Electric

**Electrical Box**

Panel

**Windows**

Original—some new up-stairs

**Basement**

Yes—Partial Finished

**Range**

**Refrigerator**

**Dishwasher**

**Water Softener**

Yes—Stays

**Disposal**

Yes

**Fireplace**

No

**Smoke Detector**

Yes

**Possession Date**

Closing date

**Garage**

2 car attached

