

FOR SALE

**1219 N. 13th Ave.
Broken Bow, NE 68822**

**PRICED AT
\$80,000**

LEGAL DESCRIPTION

RAILROAD ADD: BLOCK 5 ALL LOTS 5-6 & N10' LOT 7
B.B. CITY

2010 Taxes: 1,639.78
Lot size: 106 x 122

GENERAL DESCRIPTION

Call today to look at this spacious 4 Bedroom, 2 Bath home with 1 car attached garage. This is an all electric home!! Enter the front door to the open formal living room and dining room with laminate flooring. Spend some quality time with family in the sunken family room by the wood burning fireplace or go out to the patio and spend time in your fenced in backyard. The master bedroom features patio doors leading to your own deck. Many upgrades have been done to this home.

CALL TODAY TO LEARN MORE !!



1st floor:

11'6"x10'4"	Formal living room	Laminate
12'4"x12'3"	Dining Room	Laminate
11'7"x13'	Kitchen/Pantry	Linoleum
23'x23'	Family Room	Carpet
	Full Bath	Linoleum
14'2"x11'8"	Bedroom	Carpet
8'6"x6'5"	Utility Room	Linoleum
10'5"x10'	Bedroom	Laminate
<u>2nd floor:</u>		
16'x11'2"	Bedroom	Laminate
11'6"x11'2"	Bedroom	Carpet—new
	Full Bath	Linoleum



Kyle & Shaley Stithem, 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

Lot Size

106 x 122

1st Floor Sq. Ft.

2040

Roof

Asphalt

Sprinkler System

No

Driveway

Concrete & Gravel

Average Utilities

\$175

Electrical Box

Breaker Box

Range

Yes—electric

Water Softener

No

Smoke Detector

Yes

Style of Home

Two Story

2nd Floor Sq. Ft.

309

Insulated

Yes

Air Conditioner

Central

Utility Shed

No

Average Gas

N/A

Windows

Good Condition

Refrigerator

No

Disposal

No

Possession Date

Closing Date

Age

1910

Exterior

Masonite Board

Foundation

Block

Road Paved

No

Type Heat

Elec. heat pump—new 2007

Water Heater

Yes—electric

Basement

Yes—unfinished

Dishwasher

Yes

Fireplace

Yes-wood burning

Garage

1 car attached

