

FOR SALE

608 Beaver Street

St. Edward

PRICED AT:

\$50,000

LEGAL DESCRIPTION

Lots 1 & 2, Block 81, 3rd add. To the Village of St. Edward, Boone Co., NE

GENERAL DESCRIPTION

3-Bedroom Home!!

This 3-Bedroom home features a large open floor plan with a formal entryway. Dining room with hardwood floors. Kitchen also has hardwood flooring, walk-in pantry, sliding doors to the back deck and a built in dishwasher that stays. The stove and refrigerator are negotiable. Back porch off of kitchen has a laundry room and door to the back yard. There is a main floor bedroom with closet off dining room. There is also a cozy family / living room off the dining room and entryway. Main floor bathroom has as tub & shower combo, linoleum floors. Upstairs has a large master suite with vaulted ceilings, walk-in closet and ½ bath with toilet and sink. The second upstairs bedroom also has vaulted ceilings and smaller closet. This house does have an unfinished basement that would make excellent storage.

Room Dimensions:

Entryway – 10 ½ ft. x 9.8 ft. – hardwood floor

Dining Room – 15 ½ ft. x 14 ½ ft. – hardwood floor

Family Room – 13.8 ft. x 14 ½ ft. – Carpet

Kitchen – 12 ft. x 16 ft. – hardwood floor

Pantry – 4 ft. x 14 ft. – hardwood floor

Bathroom (Main floor) – 10 ½ ft. x 5 ½ ft. – hardwood floor

Main Floor Bedroom – 10 ½ ft. x 10 ft. – Carpet

Master Suite – 21 ft. x 21 ½ ft. – Carpet

Master Bathroom – 4 ft. x 7 ½ ft. – Carpet

Bedroom 2 – 21 ft. x 14 ½ ft. - Carpet

Porch – 7 ft. x 15.8 ft. – linoleum floor

This house has gas furnace with central air, gas hot water heater, and a water conditioner. Furnace was replaced approx. 2 years ago with the KN Energy protection plan.

Outside features a large back yard with privacy fence and a 2 car detached garage. Also included on the Adjoining lot is a sand volleyball court.

2009 TAXES: \$457.82

Cathie Young, Owner



Ashley Kaiser
308-750-1630



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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.

INTERIOR

