



Call Anita
for more Info:
402-947-2301
402-947-1193



303 4TH. ST FRIEND, NE

PROPERTY INFORMATION		ROOM MEASUREMENTS		FEATURES	
Year Built:	1923	Living Room	13' X 24'	Disposal	None
Sq. Feet	1,664	Kitchen/Dining	12' X 14'+ 6' x 10'	Dishwasher	None
Basement	Approx. 120 Sq'	Den	11' X 11'	Refrigerator	Not Incl.
Taxes	1324.94	Bath	6' X 6'	Range	Not Incl.
Lot Size	75' X 150'	Master Bedroom	11' X 15'	Microwave	Not Incl.
Heat	Heat Pump	Bedroom (UL)	10' X 16'	Washer	Not Incl.
Cool	Heat Pump	Bedroom (UL)	10' X 16'	Dryer	Not Incl.
Exterior	Slate Siding	Landing (UL)	12' X 23'	Freezer	Included
Windows	Replacement	Yard Shed	Att. to garage	Ceiling Fans	Included
Roof	3 tab asphalt	Garage	1 car attached	Window Coverings	Included



This home is appealing, well priced and the new roof, heat Pump, and replacement windows means most of the high dollar repairs have been taken care of!! Recent improvements include; New Roof & Gutters March 2010 / Furnace & Heat Pump new in 2009 / Replacement windows in 2008 - 2009 / Basement Thrasher system in May 2008 / Additional Attic insulation in 2008 / Remodeled bathroom in May 2009 / Storm Door replacement 2009. This home is extremely well maintained, inside and out. The living room is large with carpeting and built-in hutch. The den has original unpainted pocket doors, similar to the original woodwork and doors throughout the home. The master bedroom has a large walk-in closet with window. The kitchen/dining area is large with island eating, painted cabinetry, newer floor covering and laminate countertops. The bath has received a recent update and includes adequate storage, tub, and vanity. Upstairs is a large landing and 2 bedrooms with carpeting and large closets. The clean basement houses the mechanical equipment and provides additional storage. The property has attractive landscaping with additional concrete driveway and 25' X 25' concrete slab currently used as a basketball court. The garage is 1 car detached with an attached storage shed. If you are looking for an affordable, well kept home .. CHECK THIS GREAT HOME OUT!!

See more photos and listings at www.homeandcountry.net



HOME & COUNTRY LLC
 Real Estate, Appraisals, Crop Insurance & GPS Farm Field Management
 402-947-2301
 www.homeandcountry.net
 133 Maple St. Suite B Friend, NE 68359

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