

# Home for Sale

234 North Star, Broadwater, Nebraska



## *Features and Facts*

- ❖ Legal: Lot 2, Block 18, Smith's 1<sup>st</sup> Addition to the Village of Broadwater, Morrill County, NE
- ❖ Property Taxes: \$861.70
- ❖ Year Built - 1916
- ❖ Lot Size: 75'x 140'
- ❖ Vinyl & Cabin Siding
- ❖ Steel Roof
- ❖ Detached 24'x44' Garage, Sheetrock & Heated with Nice Large Work Room
- ❖ Steel Garage w/Cement Floor 12'x24'
- ❖ Newer Windows
- ❖ Garden Shed 6'x 8'
- ❖ Underground Sprinklers
- ❖ 40 Gallon Gas Hot Water Heater

## *Amenities*

- ❖ Newer Wiring
- ❖ Newer Plumbing
- ❖ Pellet Stove
- ❖ Wall AC Unit
- ❖ Ceiling Fans
- ❖ Reverse Osmosis System
- ❖ Kitchen Range
- ❖ Refrigerator
- ❖ Dishwasher
- ❖ Village of Broadwater Includes: Water - \$32.75 Base with \$3.00/1000 gal.
- ❖ Sewer - \$7.00
- ❖ Trash - \$17.00
- ❖ Electric Average \$95-\$100.00
- ❖ Source Gas
  - High \$60.00
  - Low \$20.00
  - Average \$37.00

## *Room Sizes*

Total Square Feet: 1,800

- ❖ Great Room 15'.5"x 27'
- ❖ Kitchen 10' x 11.5"
- ❖ Sun Room 11' x 27'
- ❖ Mud Room 8' x 11'
- ❖ Bedrooms:
  - (1) 11'x 11'
  - (2) 11'x 11'
- ❖ Porch 7' x 26'.5"
- ❖ This Home is in a great location and has had all of the updates. Must See to Appreciate!

**PRICE: \$55,000.00**

**KRAUPIE'S**

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