



NEW LISTING
For sale in Cordova, NE

245 Nestor Street

PRICE:	\$79,900
Type:	Single Family Home
Bedrooms:	4
Bathrooms:	1 full
Square Feet:	1,744
Taxes 2011:	\$1167.40
Style:	1 ½ Story
Year Built:	1888
Garage Size:	1 Detached
School District:	Friend
Status:	Active

Make an appointment to see this move-in ready 1 ½ story home with detached garage located in the Southeast Corner of Seward County. This property features a large lot, approximately 245'x150'.

This is a great opportunity to purchase a home that has many recent updates and is ready for you! Features of this home include a New Roof on House and Garage (Sept. 2011), New High Efficiency Furnace & Air Conditioning (Dec. 2010). Selling with all appliances including new stainless steel gas range & double door on top with freezer on the bottom stainless steel refrigerator, other appliances are washer & dryer, portable dishwasher, & water softener unit. The windows throughout the home are a newer tilt-in style for easy cleaning. The interior has been well maintained and several rooms are freshly painted.

Master bedroom located on the main floor has a nice walk-in closet. The kitchen has great cupboard space to go with the new appliances and has an updated bath. The dining & living room features wonderful old woodwork with built-in cupboards. The partial basement is accessed through the kitchen or an outside entrance. There are approximately 832 sq. ft. in the unfinished space that houses the new furnace & ac, & water softener.

Features:

- School district: Friend
- Family room is 14X11
- Family Room Level is First Floor
- Master bedroom is 15X9
- Master Bedroom Level is First Floor
- Bedroom 2 is 12X11
- Bedroom 2 Level is First Floor
- Bedroom 3 is 13X12
- Bedroom 3 Level is Second Level
- Bedroom 4 is 15X12
- Bedroom 4 Level is Second Level
- Dining Room is 16X13
- Dining Level is First Floor
- Kitchen is 9X16
- Kitchen Level is First Floor
- Living Room is 15X15
- Living Room Level is First Floor
- Gas range
- Gas oven
- Microwave oven
- Dishwasher
- Refrigerator
- Water Softener
- Central air
- Forced air heat
- Attached parking
- Automatic garage door opener
- Garage spaces: 1.0 Detached
- Vinyl siding
- Porch - Enclosed
- Garbage disposal
- Vinyl Floors
- Wall to wall carpeting
- Composition roof
- Un-Finished basement
- Half basement
- Public sewer
- Public water
- Property style: 1.5 Story
- Number of rooms: 9
- Lot Description: Block 9 Lot 1-4 and the North 5' of Lot 5 (Two Legal's combined)

*Use your smartphone to access this flier and more information at our website.

List Price: \$79,900.00
(Ask us about first time home buyers programs in Seward County)

Lance K. Larsen, Broker (402) 576-3002
 Melissa Schueth, Salesman (402) 643-0017



(The owner of this property holds a Nebraska Real Estate License)



