



# Schow Realty, Inc.

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INFORMATION BELIEVED TO BE ACCURATE BUT NOT GUARANTEED

**ADDRESS:** 309 East 2<sup>nd</sup> Street – Paxton, NE **\$49,900**

**LEGAL:** Lots 10, 11, 12 Block 13, Original Town Paxton, Keith County, NE **LOT SIZE:** 150 x 140

**BEDROOMS:** 2 plus **BATHS:** 1 **STYLE:** Raised Ranch **AGE:** 1934

**SQ. FT.:** 850 **MAIN:** **UPPER:** **LOWER:** 850

LIVING ROOM: 13 ft 7 in x 12 ft 8 in M A/C Central Air % FINISHED BASEMENT 30 percent

DINING ROOM: 11 ft x 12 ft 8 in M HEAT Forced Air Gas ROOF Asphalt shingles

KITCHEN: 8 ft x 8 ft M FIREPLACE No EXTERIOR Wood – painted in 2003

FAMILY ROOM: REFRIGERATOR Yes UNDERGROUND SPRINKLERS No

BEDROOM: South 10 ft x 10 ft 6 in M DISHWASHER No OPEN PATIO No

BEDROOM: North 10 ft x 10 ft 6 in M GARBAGE DISPOSAL No PORCH Yes

BEDROOM: Basement 10 ft x 24 ft L RANGE Electric DECK No

BEDROOM: OVEN Electric WINDOWS All new in 2006 except for bathroom & kitchen

WATER SOFTENER No DOORS Storms

BATH: 4 piece M RANGE HOOD No GARAGE OPENER Yes

BATH: CARPET Yes TAXES 2007 - \$752.56

WINDOW TREATMENTS Yes ZONING Residential

BASEMENT: Full SMOKE DETECTOR Yes AVG UTILITIES Natural Gas Low: \$20 Natural Gas High: \$250

GARAGE: 16 ft x 20 ft detached WATER HEATER Natural Gas Electricity Low: \$27 Electricity High: \$61

UTILITY: In basement

**REMARKS:** Very clean and affordable 2 plus bedroom home on 3 nice lots. New windows throughout except for single windows in the bathroom & kitchen, updated bathroom, hardwood floors in bedrooms, updated carpeting in living & dining rooms, plus newer forced air gas furnace and central air conditioning. In addition, a high efficient corn/pellet stove was installed in 2006 and will stay with the house! Don't forget the 16 x 20 detached garage with opener and 18 x 25 carport! Call for your showing today!

**DIRECTIONS:**

**EXCLUSIONS:** OWNER PHONE # (H):

**OWNER:** James "Gus" Becker OWNER PHONE # (W):

**KEY #:** Lockbox on back door RENTER NAME:

**OCCUPIED:** YES NO RENTER PHONE #:

**LIST DATE:** 02/15/09 **EXPIRE DATE:** 08/15/09 **LISTING AGENT:** Kyle Schow