

Sutherland Acreage

29805 W. Tjaden Drive – Sutherland, NE



From Highway 30 & Prairie Trace Rd. on the east side of Sutherland:

1 mile north to Tjaden Drive & ¼ mile west.

- 2283 sq. ft., 3 bdrm, 2 ½ bath.
- Partial finished basement (approx. 400 sq. ft.).
- Huge master suite w/Jacuzzi tub.
- 2 bedrooms & ¾ bath upstairs.
- Upper balcony overlooks living room.
- Formal dining room w/hardwood floor.
- Breakfast nook in kitchen.
- Large utility room off garage & rear entrance.
- Attached 2 car garage w/upper bonus room.
- Front & rear porches.
- Beautifully landscaped w/underground sprinklers.

\$335,000



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INFORMATION BELIEVED TO BE ACCURATE BUT NOT GUARANTEED

ADDRESS:	29805 W. Tjaden Drive – Sutherland, NE	\$335,000
LEGAL:	Lot 4, Tjaden Replat, 2.455A, Lincoln County, NE.	

BEDROOMS:	3	BATHS:	2 ½	STYLE:		AGE:	13 years
SQ. FT.:	2283	MAIN:	1723	UPPER:	560	LOWER:	408

LIVING ROOM:	15 ft 7 in x 19 ft 5 in	M	A/C	Carrier 8000VS CA	% FINISHED BASEMENT	100%
DINING ROOM:	12 ft 7 in x 13 ft	M	HEAT	Carrier 8000VS FA propane	ROOF	Asphalt shingles
KITCHEN:	15 ft 9 in x 10 ft 8 in	M	FIREPLACE	Propane	EXTERIOR	Vinyl
FAMILY ROOM:	15 ft 8 in x 23 ±ft	L	REFRIGERATOR	Whirlpool side by side	UNDERGROUND SPRINKLERS	Yes
BEDROOM:	Master Suite 15 ft 8 in x 16 ft 10 in. Walk in closet.	M	DISHWASHER	Yes	OPEN PATIO	No
BEDROOM:	West - 12 ft 5 in x 12 ft 10 in	UP	GARBAGE DISPOSAL	No	PORCH	Front and back, nearly wrap around.
BEDROOM:	East - 9 ft x 12 ft 10 in	UP	RANGE	Ceramic smooth top	DECK	No
BEDROOM:			OVEN	Built-in	WINDOWS	
			WATER SOFTENER	Yes	DOORS	
BATH:	Master – Jacuzzi tub, tile shower, vanity area.	M	RANGE HOOD	No	GARAGE OPENER	Yes
BATH:	¾ upstairs	UP	CARPET	Yes	TAXES	2012 - \$3813.30
BATH:	½ on main floor	M	WINDOW TREATMENTS	Yes	ZONING	
BASEMENT:	Approx. 400 sq. ft. finished	L	SMOKE DETECTOR	Yes	AVG UTILITIES	'12 Elec. Avg. \$273
GARAGE:	2 car attached	M	WATER HEATER	50 gal propane		'12 Propane Avg. \$96
UTILITY:	9 ft 6 in x 12 ft	M	BONUS ROOM	Above garage 10 ft 8 in x 19 ft 9 in.		

REMARKS: Tremendous home with even more tremendous view overlooking Sutherland and the South Platte valley! True "pride of ownership" in this home begins with the beautiful landscaping, especially in the back yard, that you'll be able to enjoy from the vinyl pergola covered deck/porch. French style patio doors connect the deck/porch to the family room with gas fireplace. A breakfast nook with a view of the backyard highlights a user friendly kitchen with center cook island, bar area and plenty of cabinets. The beautiful master suite is complimented by a large bath complete with Jacuzzi tub & vanity counter. The second floor features 2 bedrooms, a ¾ bath and large loft area with balcony overlooking the living room. The basement area is perfect for a family theater room as the mounted flat screen will stay!

DIRECTIONS: From Hwy 30 & Prairie Trace Rd. at east edge of Sutherland: 1 mile north to Tjaden Dr. & ¼ mile west.

EXCLUSIONS:	Washer & dryer are negotiable.	OWNER PHONE # (H):	
OWNER:	Whitetail Farms, LLC	OWNER PHONE # (W):	
KEY #:		RENTER NAME:	
OCCUPIED:	YES	RENTER PHONE #:	
LIST DATE:	6/13/13	EXPIRE DATE:	12/31/13
		LISTING AGENT:	Kyle Schow