



Schow Realty, Inc.

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Paxton, NE 69155

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INFORMATION BELIEVED TO BE ACCURATE BUT NOT GUARANTEED

ADDRESS: 307 Sarben Road – Paxton, NE

\$129,500

LEGAL: PT OF LOT 5, 85 X 200, OUTLOTS 4-13-35

LOT SIZE: 85 X 200

BEDROOMS: 5 **BATHS:** 2 **STYLE:** **AGE:** 1960

SQ. FT.: 2648 total **MAIN:** 1848 **UPPER:** **LOWER:** 800

LIVING ROOM:	15 ft 8 in x 31 ft 8 in	M	A/C	CA – 2 units	% FINISHED BASEMENT	Approx 90 percent
DINING ROOM:	(Included with living room)		HEAT	FA gas – 2 units	ROOF	Asphalt shingles
KITCHEN:	9 ft 6 in x 15 ft 6 in	M	FIREPLACE	Corn/pellet stove	EXTERIOR	Hardboard
FAMILY ROOM:	14 ft 5 in x 14 ft 11 in	L	REFRIGERATOR	Amana side by side	UNDERGROUND SPRINKLERS	No
BEDROOM:	Master - 10 ft 3 in x 15 ft 4 in	M	DISHWASHER	Roper	OPEN PATIO	
BEDROOM:	West – 10 ft 3 in x 13 ft 3 in	M	GARBAGE DISPOSAL	Yes	PORCH	Yes
BEDROOM:	Middle – 9 ft 7 in x 9 ft 8 in	M	RANGE	Maytag elec – like new	DECK	Yes
BEDROOM:	East – 11 ft x 15 ft 4 in	M	OVEN		WINDOWS	Storms
BEDROOM:	Bsmt - 11 ft 7 in x 11 ft 9 in (egress window)	L	WATER SOFTENER	Yes – owned	DOORS	Storms
BATH:	West – 4 piece	M	RANGE HOOD	With like new microwave	GARAGE OPENER	Yes but may not work
BATH:	Master bath – 3 piece	M	CARPET	Yes	TAXES	2009 - \$1636.70
Extra Room:	11 ft 3 in x 17 ft 7 in (could be used as a formal dining room)	M	WINDOW TREATMENTS	Yes	ZONING	Residential
BASEMENT:	Approx 800 sq ft	L	SMOKE DETECTOR	Yes	AVG UTILITIES	Nat gas \$55/month Elec \$134/month
GARAGE:	Detached 22 ft x 32 ft		WATER HEATER	40 gal gas		
UTILITY:	Basement					

REMARKS: Looking for a home in Paxton big enough for a family? Look no further! This home features a total of 5 bedrooms with 2 bathrooms. A third bathroom is "roughed in" in the basement utility room. The huge dining/living room, master bedroom, master bathroom and basement were added approximately 7 years ago, more than doubling the square footage of the home. Patio doors from the living room lead to the deck in the backyard. The refrigerator, electric cooktop stove and "above stove" microwave are all like new and all stay with the house. Also included is the corn/pellet stove in the living room. The detached garage has a finished portion that was used as an office but would make a great hobby room or small shop. Next to the garage is a chain link fenced dog pen. All of this sits on a nice sized lot with plenty of room for play in the backyard. Homes with this much room are very hard to find in Paxton!

DIRECTIONS: East side of Paxton on Highway 30 to Sarben Road. North approx. 1 1/2 blocks. Right-hand (east) side of road street.

EXCLUSIONS:		OWNER PHONE # (H):	
OWNER:	Jason Bricker and Shelly Bricker	OWNER PHONE # (W):	
KEY #:		RENTER NAME:	
OCCUPIED:	YES	RENTER PHONE #:	
LIST DATE:	January 18, 2010	EXPIRE DATE:	July 18, 2010
		LISTING AGENT:	Kyle Schow kyle@schowrealty.com