

**ALL FIELDS DETAIL**



**MLS #** 23768  
**Asking Price** \$69,000  
**Status** ACTIVE  
**Class** RESIDENTIAL  
**Type** SINGLE FAMILY  
**Area** OSHKOSH  
**Address** 101 W Avenue I  
**City** Oshkosh  
**State** NE  
**Zip** 69154  
**Sale/Rent** For Sale  
**IDX Include** Y

**BEDROOMS** FOUR  
**TOTAL BATH** TWO  
**GARAGE CAPACITY** TWO  
**GARAGE TYPE** ATTACHED  
**STYLE** RANCH  
**SQ. FT. ABOVE GROUND** 1201-1400  
**APPROX. AGE** 61+  
**BASEMENT** YES  
**WATERFRONT** NONE  
**AUCTION** NO  
**Marketing Comments** 4 bdrms, lots of upgrades, large garage.



**GENERAL**

<b>VOW Include</b>	Yes	<b>VOW Address</b>	Yes
<b>VOW Comment</b>	Yes	<b>VOW AVM</b>	Yes
<b>Agent</b>	Kristy Nerud	<b>Listing Office 1</b>	Jack Nerud Realty - OFF: 308-772-3244
<b>Listing Date</b>	2/3/2018	<b>Legal</b>	S 60' Lots 7-8, Block 9, Bott-Hart Add, Oshkosh
<b>YEAR BUILT</b>	1951	<b>LOT SIZE</b>	47.33x120
<b>ZONING</b>	Res	<b>Baths: Main</b>	1
<b>Baths: Basement</b>	1	<b>Bedroom: Main</b>	2
<b>Bedroom: Basement</b>	2	<b>Apprx. Sq. Ft: Upper</b>	0
<b>Apprx. Sq. Ft: Main</b>	1216	<b>Apprx. Sq. Ft: Grdn Lvl</b>	0
<b>Apprx. Sq. Ft: Basement</b>	832	<b>Apprx. Sq. Ft: % Finished</b>	80
<b>Apprx Sq Ft Above Ground</b>	1216	<b>Apprx Total Square Feet</b>	2048
<b>Living Room: Size</b>	18.8x11.4	<b>Living Room: Level</b>	M
<b>Dining Room: Size</b>	12x10	<b>Dining Room: Level</b>	M
<b>Kitchen: Size</b>	11.10x8.2	<b>Kitchen: Level</b>	M
<b>Family Room: Size</b>	11.10x11	<b>Family Room: Level</b>	B
<b>Mstr Bdrm: Size</b>	12x9.10	<b>Mstr Bdrm: Level</b>	M
<b>Bedroom 2: Size</b>	12x9.10	<b>Bedroom 2: Level</b>	M
<b>Bedroom 3: Size</b>	12x11.10	<b>Bedroom 3: Level</b>	B
<b>Bedroom 4: Size</b>	12x8.8	<b>Bedroom 4: Level</b>	B
<b>Original Price</b>	\$69,000	<b>Associated Document Count</b>	0
<b>Sales Broker Compensation</b>	Variable	<b>Days On Market</b>	9
<b>Update Date</b>	2/12/2018	<b>Status Date</b>	2/12/2018
<b>Hotsheet Date</b>	2/12/2018	<b>Price Date</b>	2/12/2018
<b>Input Date</b>	2/12/2018 12:21 PM	<b>Geocode Quality</b>	Exact Match
<b>Picture Count</b>	14	<b>Input Date</b>	2/12/2018 12:21 PM
<b>Update Date</b>	2/12/2018 12:22 PM		

**FEATURES**

<b>LIVING ROOM</b> CARPET TILE WOOD	<b>LAUNDRY</b> BASEMENT GAS ELECTRIC WASHER DRYER CONCRETE FLOOR	<b>HEATING/COOLING</b> GAS FORCED AIR CENTRAL AIR	<b>STREET/ROAD</b> PAVED CITY MAINTAINED
<b>DINING ROOM</b> FORMAL CARPET		<b>ROOF</b> COMP/SHINGLE	<b>LANDSCAPING</b> AUTO SPRINKLER ESTABLISHED YARD GOOD
<b>FAMILY ROOM</b> VINYL	<b>BASEMENT</b> PARTIAL PARTLY FINISHED	<b>OTHER ROOMS</b> WORKSHOP	<b>EXTERIOR FEATURES</b> PATIO DOG RUN STORM WINDOWS GUTTERS STORM DOORS
<b>KITCHEN</b> ELECTRIC RANGE DISHWASHER GARBAGE DISPOSAL REFRIGERATOR PANTRY LAMINATE SOME APPLIANCES INCL. ELECTRIC HOOKUPS GAS HOOKUPS	<b>INTERIOR SPECIAL FEATURES</b> GARAGE DOOR OPENER SMOKE DETECTOR <b>CONSTRUCTION</b> FRAME STUCCO	<b>POSSESSION</b> AT CLOSING <b>UTILITIES</b> CITY WATER CITY SEWER NATURAL GAS ELECTRICITY CABLE TV TELEPHONE INTERNET	<b>SHOWING INSTRUCTIONS</b> CALL AGENT 24 HOUR NOTICE ONLY

**ADDENDUM**

**Addendum** FOUR bedroom 2 bath home with lots of living space! Large, open living room for everyone to gather together. Master bedroom has wood floors and two closets, one cedar lined, second bedroom also has original wood floors. The main bath has been tastefully remodeled in 2014. There is a formal dining area just off the kitchen and living room. The kitchen is beautiful! Totally remodeled in 2006. New cabinets, tile counter tops, sinks, appliances! The basement has two bedrooms. The first bedroom is carpeted with a master bath, remodeled in 2014. The second basement bedroom is off the family room, which offers more space for gathering together. New roof and gutters in 2013, new windows in 2012. New furnace and central air in 2002. Then there is the GARAGE. Humongous! Oversized 2-car garage with 896 sq ft of space! Wow. Come take a look at this one.

**ADDITIONAL PICTURES****DISCLAIMER**

This information is deemed reliable, but not guaranteed. All measurements are approximate and should be verified.