

## ALL FIELDS DETAIL



<b>MLS #</b>	30120	<b>BEDROOMS</b>	THREE
<b>Asking Price</b>	\$349,000	<b>TOTAL BATH</b>	TWO
<b>Status</b>	New Listing	<b>GARAGE CAPACITY</b>	NONE
<b>Comment</b>		<b>GARAGE TYPE</b>	NONE
<b>Status</b>	ACTIVE	<b>STYLE</b>	RANCH
<b>Class</b>	RESIDENTIAL	<b>SQ. FT. ABOVE GROUND</b>	1201
<b>Type</b>	LAKE PROPERTY		-1400
<b>Area</b>	LAKE	<b>APPROX. AGE</b>	NEW-UC
	MCCONAUGHY	<b>BASEMENT</b>	NO
<b>Address</b>	199 Canyon Ave	<b>WATERFRONT</b>	OTHER
<b>City</b>	Lemoyne	<b>AUCTION</b>	NO
<b>State</b>	NE		
<b>Zip</b>	69146		
<b>Sale/Rent</b>	For Sale		
<b>IDX Include</b>	Y		



## GENERAL

<b>VOW Include</b>	Yes	<b>VOW Address</b>	Yes
<b>VOW Comment</b>	Yes	<b>VOW AVM</b>	Yes
<b>Agent</b>	Kent Palmer - Cell: 308-289-6179	<b>Listing Office 1</b>	Jack Nerud Realty - OFF: 308-772-3244
<b>Listing Date</b>	10/10/2021	<b>Legal</b>	TR G-10 150 X 100 LINEBACK TRACTS .34A. 1A-O---16 STR( 17 15 39)
<b>YEAR BUILT</b>	2020	<b>Apprx. Sq. Ft: Upper</b>	1392
<b>Apprx. Sq. Ft: Main</b>	1392	<b>Apprx. Sq. Ft: Grdn Lvl</b>	0
<b>Apprx. Sq. Ft: Basement</b>	0	<b>Apprx. Sq. Ft: % Finished</b>	1392
<b>Apprx Sq Ft Above Ground</b>	1392	<b>Apprx Total Square Feet</b>	1392
<b>Original Price</b>	\$349,000	<b>Associated Document Count</b>	0
<b>Sales Broker Compensation</b>	TBD	<b>Days On Market</b>	3
<b>Update Date</b>	10/12/2021	<b>Status Date</b>	10/12/2021
<b>Hotsheet Date</b>	10/12/2021	<b>Price Date</b>	10/12/2021
<b>Input Date</b>	10/12/2021 1:08 PM	<b>Geocode Quality</b>	Manually Placed Pin
<b>Picture Count</b>	27	<b>Days On MLS</b>	1
<b>Input Date</b>	10/12/2021 1:08 PM	<b>Update Date</b>	10/12/2021 1:13 PM
<b>Video Count</b>	0		

## FEATURES

<b>LIVING ROOM</b>	<b>LAUNDRY</b>	<b>HEATING/COOLING</b>	<b>UTILITIES</b>
LAMINATE	MAIN	ELECTRIC FORCED AIR	SEPTIC TANK
<b>DINING ROOM</b>	ELECTRIC	CENTRAL AIR	WELL
SLIDING GLASS DOOR	LAMINATE	<b>ROOF</b>	<b>STREET/ROAD</b>
LAMINATE	WASHER	ASPHALT	GRAVEL
<b>KITCHEN</b>	DRYER	<b>OTHER ROOMS</b>	<b>EXTERIOR FEATURES</b>
ELECTRIC RANGE	<b>WINDOW COVERING</b>	MASTER BATH	VINYL SIDING
REFRIGERATOR	ALL	MUD ROOM	COVERED DECK
LAMINATE	<b>CONSTRUCTION</b>	<b>POSSESSION</b>	<b>SHOWING INSTRUCTIONS</b>
ALL APPLIANCES INCL.	FRAME	AT CLOSING	CALL AGENT
	<b>WATER HEATER</b>		
	ELECTRIC		
	40 GAL+		

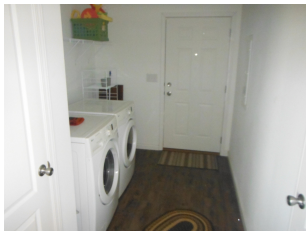
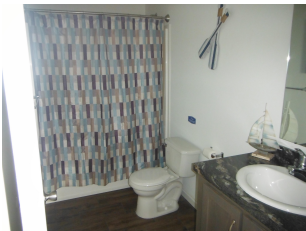
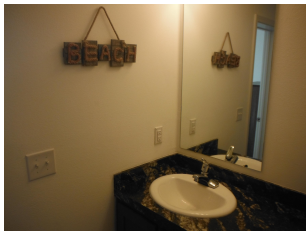
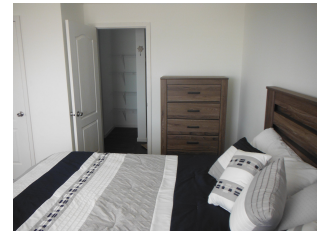
## FINANCIAL

PARCEL # 246507600

## ADDENDUM

**Addendum** 199 Canyon Ave., Lemoyne NE - Brand new home on over 1/3 of an acre of Deeded land. Beautiful open floor plan, 3 bedroom, 2 bath with lots of storage, nice quality cabinets, countertops and flooring. High quality furnishings and appliances are included in Sale. Home, furnishings, appliances, covered deck, landscaping all NEW JULY 2021. Located minutes away from the beach and all Admirals Cove has to offer, boat ramps, store, bar/restaurant. Right by all the action, but away from the commotion! Sit and watch the turkey and deer walk by from the covered deck after a day on the lake. Contact Kent at 308-289-6179 (call or text) or email kent@jacknerudrealty.com for more information.

## ADDITIONAL PICTURES



**DISCLAIMER**

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