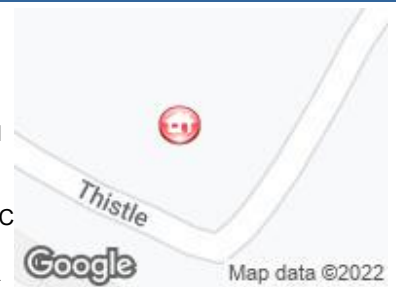


ALL FIELDS DETAIL



MLS #	30120	BEDROOMS	THREE
Asking Price	\$314,900	TOTAL BATH	TWO
Status	New Listing	GARAGE CAPACITY	NONE
Comment		GARAGE TYPE	NONE
Status	ACTIVE	STYLE	RANCH
Class	RESIDENTIAL	SQ. FT. ABOVE GROUND	1201
Type	LAKE PROPERTY		-1400
Area	LAKE	APPROX. AGE	NEW-UC
	MCCONAUGHY	BASEMENT	NO
Address	199 Canyon Ave	WATERFRONT	OTHER
City	Lemoyne	AUCTION	NO
State	NE		
Zip	69146		
Sale/Rent	For Sale		
IDX Include	Y		



GENERAL

VOW Include	Yes	VOW Address	Yes
VOW Comment	Yes	VOW AVM	Yes
Agent	Kent Palmer - Cell: 308-289-6179	Listing Office 1	Jack Nerud Realty - OFF: 308-772-3244
Listing Date	9/1/2022	Legal	TR G-10 150 X 100 LINEBACK TRACTS .34A. 1A-O---16 STR(17 15 39)
YEAR BUILT	2020	Apprx. Sq. Ft: Upper	1392
Apprx. Sq. Ft: Main	1392	Apprx. Sq. Ft: Grdn Lvl	-
Apprx. Sq. Ft: Basement	-	Apprx. Sq. Ft: % Finished	1392
Apprx Sq Ft Above Ground	1392	Apprx Total Square Feet	1392
Original Price	\$349,000	Associated Document Count	0
Sales Broker Compensation	TBD	Update Date	9/1/2022
Status Date	9/1/2022	Hotsheet Date	9/1/2022
Price Date	9/1/2022	Input Date	10/12/2021 1:08 PM
Geocode Quality	Manually Placed Pin	Picture Count	27
Days On MLS	324	Input Date	10/12/2021 1:08 PM
Update Date	9/1/2022 6:01 PM	Video Count	0

FEATURES

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

FINANCIAL

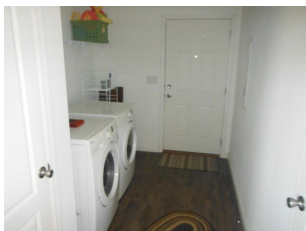
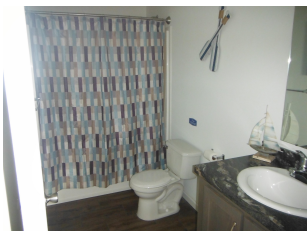
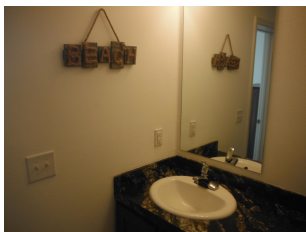
PARCEL # 246507600

REMARKS

Remarks 199 Canyon Ave., Lemoyne NE - 1 yr. old home on over 1/3 of an acre of Deeded Land. Beautiful open floor plan, 3 bedroom, 2 bath with lots of storage, quality cabinets, countertops and flooring. Hi quality furnishings and appliances included in sale. Home, furnishings, appliances, covered deck, landscaping all NEW IN JULY 2021. Very private with excellent views. Located minutes from the beach and Admirals Cove area amenities. For more information contact Kent Palmer 308-289-6179 (call or text)

ADDENDUM

Addendum 199 Canyon Ave., Lemoyne NE - 1 year old 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 amenities including, 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. Very private. Contact Kent Palmer for more information 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.