## ALL FIELDS DETAIL

| | | | |
|---|---|---|---|
| **MLS #** | 29454 | **BEDROOMS** | THREE |
| **Asking Price** | $224,900 | **TOTAL BATH** | TWO |
| **Status** | ACTIVE | **GARAGE CAPACITY** | TWO |
| **Class** | RESIDENTIAL | **GARAGE TYPE** | DETACHED |
| **Type** | SINGLE FAMILY | | |
| **Area** | GRANT | **STYLE** | 2 |
| **Address** | 444 Lincoln Avenue | **SQ. FT. ABOVE GROUND** | 2001-2300 |
| **City** | Grant | | |
| **State** | NE | **APPROX. AGE** | 61+ |
| **Zip** | 69140 | **BASEMENT** | NO |
| **Sale/Rent** | For Sale | **WATERFRONT** | NONE |
| **IDX Include** | Y | **AUCTION** | NO |

## GENERAL

| | | | |
|---|---|---|---|
| **VOW Include** | Yes | **VOW Address** | Yes |
| **VOW Comment** | Yes | **VOW AVM** | Yes |
| **Agent** | Kristy Nerud | **Listing Office 1** | Jack Nerud Realty - OFF: 308-772-3244 |
| **Owner: Phone** | 4023106566 | **Occupant: Phone** | 4023106566 |
| **Listing Date** | 6/1/2021 | **Legal** | 0 10 39 GRANT LOT 1 BLK 20 OT NO 176 |
| **YEAR BUILT** | 1951 | **LOT SIZE** | 50X140 |
| **Baths: Main** | 2 | **Bedroom: Upper** | 1 |
| **Bedroom: Main** | 2 | **Apprx. Sq. Ft: Upper** | 2122 |
| **Apprx. Sq. Ft: Main** | 2122 | **Apprx. Sq. Ft: Grdn Lvl** | 2122 |
| **Apprx. Sq. Ft: Basement** | 0 | **Apprx. Sq. Ft: % Finished** | 2122 |
| **Apprx Sq Ft Above Ground** | 2122 | **Apprx Total Square Feet** | 2122 |
| **Living Room: Size** | 17.5X15.35 | **Living Room: Level** | M |
| **Dining Room: Size** | 12.5X13. | **Dining Room: Level** | M |
| **Kitchen: Size** | 9X12 | **Kitchen: Level** | M |
| **Family Room: Size** | 31X16 | **Family Room: Level** | U |
| **Mstr Bdrm: Level** | U | **Bedroom 2: Size** | 11.5X12 |
| **Bedroom 2: Level** | M | **Bedroom 3: Size** | 14X12 |
| **Bedroom 3: Level** | M | **Original Price** | $224,900 |
| **Associated Document Count** | 0 | **Sales Broker Compensation** | House |
| **Days On Market** | 2 | **Update Date** | 6/3/2021 |
| **Status Date** | 6/3/2021 | **Hotsheet Date** | 6/3/2021 |
| **Price Date** | 6/3/2021 | **Input Date** | 6/3/2021 12:45 AM |
| **Geocode Quality** | Exact Match | **Picture Count** | 23 |
| **Input Date** | 6/3/2021 12:45 AM | **Update Date** | 6/3/2021 12:57 AM |

## FEATURES

**LIVING ROOM**
- FIREPLACE
- WOOD

**DINING ROOM**
- KIT/DIN COMBO
- WOOD

**FAMILY ROOM**
- CARPET

**KITCHEN**
- ELECTRIC RANGE
- DISHWASHER
- GARBAGE DISPOSAL
- REFRIGERATOR
- MICROWAVE
- PANTRY
- EAT-IN
- TILE

**LAUNDRY**
- MAIN
- LAMINATE
- WASHER
- DRYER

**BASEMENT**
- CRAWL SPACE

**WINDOW COVERING**
- BLINDS

**CONSTRUCTION**
- BRICK

**HEATING/COOLING**
- GAS FORCED AIR
- CENTRAL AIR
- WINDOW AIR

**ROOF**
- ASPHALT

**FIREPLACE**
- ONE
- WOODBURNING

**POSSESSION**
- AT CLOSING

**UTILITIES**
- CITY WATER
- CITY SEWER

**STREET/ROAD**
- PAVED
- CITY MAINTAINED
- SIDEWALK

**LANDSCAPING**
- ESTABLISHED YARD
- GOOD
- PVC FENCE

**EXTERIOR FEATURES**
- BRICK
- DECK
- PATIO
- COVERED PATIO
- DOG RUN
- GUTTERS

**SHOWING INSTRUCTIONS**
- CALL AGENT
- LOCK BOX
- APPOINTMENT ONLY

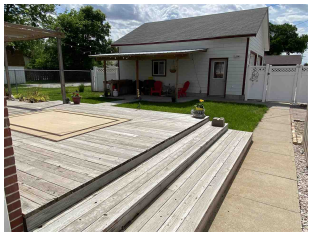
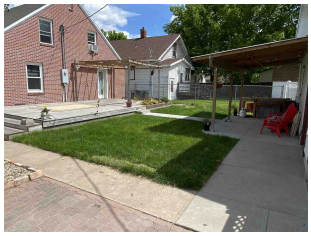
## FINANCIAL

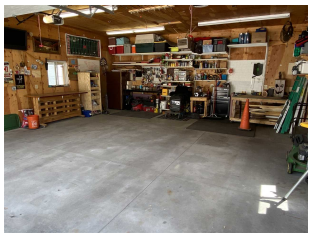
**PARCEL #** 680002111
**TAX YEAR** 2020
**TAXES** $2,125.22

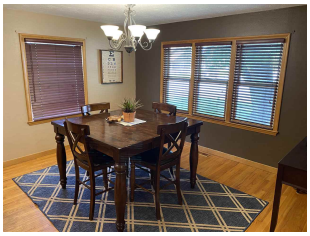
## REMARKS

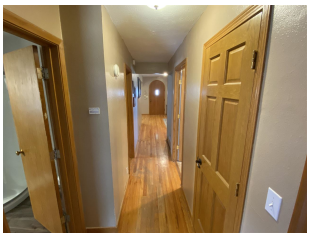
**Remarks** Charming brick home located on a large corner lot. This lovely home includes 3 bedrooms, 2 newly updated bathrooms, oak wood floors, oak kitchen cabinetry, covered patio off the large 28x26 oversized garage, large updated loft living quarters with master bedroom, and a large deck to enjoy in the backyard. Call Matt Havermann for a private showing 402-310-6566.

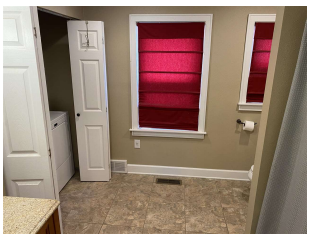
## ADDITIONAL PICTURES

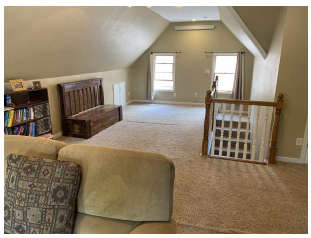
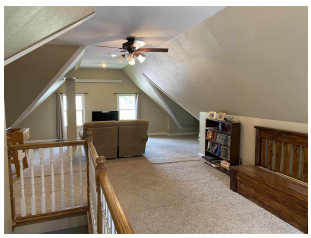
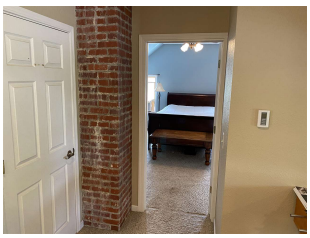



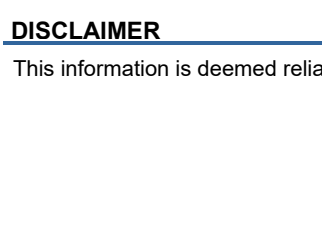
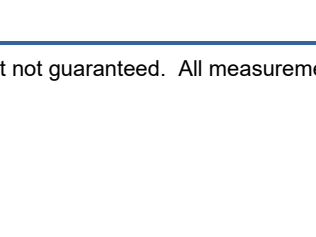








## DISCLAIMER

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