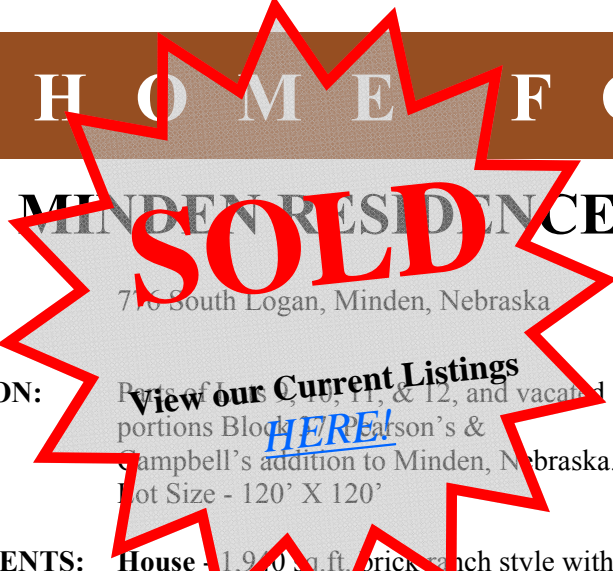


# H O M E F O R S A L E

## MINDEN RESIDENCE



**LOCATION:** 716 South Logan, Minden, Nebraska

**LEGAL DESCRIPTION:** Parts of Blocks 10, 11, & 12, and vacated portions Block 7, Pearson's & Campbell's addition to Minden, Nebraska. Lot Size - 120' X 120'

**BUILDING IMPROVEMENTS:** House - 1,940 sq.ft. brick ranch style with a full 95% finished basement and an 832 sq.ft. attached two car garage. Originally built in 1985, and is in excellent condition.

**Detached Garage** - 440 sq.ft. insulated with full concrete floor. Access provided by an overhead and walk in doors.

**INTERIOR INFORMATION:** Main floor includes formal living/dining room. Family room with Kozy Heat fireplace. Kitchen with custom oak cabinetry. Entryway and utility room with 1/2 bath. Master bedroom (15'3" X 12'6") with master bath. Two additional bedrooms measuring (11' 6" X 11' 6"), and one full bathroom. Flooring consists of plush carpet and vinyl. Basement is carpeted and includes a full bathroom. Appliances included in sale -

- G E Washer & Dryer - originally purchased June 2000
- G E Dishwasher - originally purchased April 1997
- G E Refrigerator / bottom freezer / ice maker - originally purchased December 2007
- G E Self Cleaning Radiant Range - originally purchased April 2003
- Garbage Disposal - originally purchased July 1999
- G E Upright Freezer (in garage) - originally purchased March 2001

**EXTERIOR INFORMATION:** House has brick siding with shutters, metal wrapped eaves, Heritage asphalt shingle roof, gutters and downspouts. Windows are Anderson. Yard area is well landscaped, and contains an automatic sprinkler system.

**HEATING & COOLING SYSTEM:** Water furnace - PREMIER-AT SERIES GEOTHERMAL heating & cooling system.  
Water heater - 50 gallon Rehm, new in March 2007

**2010 REAL ESTATE TAXES** - \$4,067.10

**LIST PRICE:** **\$248,000.00**

**COMMENTS:** This is a rare opportunity to purchase a beautiful ranch style home which has had above average care and maintenance.

**CONTACT:** **Bart Woodward, Listing Broker** (308) 233-4605  
Bryan Danburg (308) 380-3488  
Kent Richter (308) 627-6465 David Frost (308) 380-8321

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Back view of house



Detached Garage