



## SIDNEY, NE,

<https://wolffpakre.com>

Great location, close to golf course! This home offers 3 bedrooms, 2 bathrooms, fenced backyard with large gate, carport, spacious shed to store your golf cart and summer essentials, living room and two-family rooms. New water heater! Don't wait or you'll be too late!

**\$170,000**

- SINGLE FAMILY
- RESIDENTIAL
- PENDING/CONTINGENCY

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## Rooms & Units Description



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Phone: 3082493088

**Bedroom: Main: 2**

**Mstr Bdrm: Level: M**

**Bedroom 2: Level: M**

**Bedroom 3: Level: B**

**Baths: Main: 1**

**LIVING ROOM: WOOD**

**Living Room: Size: 11.5x21.5**

**FAMILY ROOM: CARPET,LAMINATE**

**Family Room: Size: 12x20**

**Kitchen: Size: 8.11x12.5**

**Bedroom: Basement: 1**

**Mstr Bdrm: Size: 10.5x13**

**Bedroom 2: Size: 10.5x11.5**

**Bedroom 3: Size: 8.11x12.5**

**Baths: Basement: 1**

**Living Room: Level: M**

**DINING ROOM: LIV/DIN COMBO,WOOD**

**Family Room: Level: M**

**KITCHEN: ELECTRIC RANGE,REFRIGERATOR,VINYL,SOME APPLIANCES INCL.,ELECTRIC HOOKUPS**

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## Location Details

**Property Area: SIDNEY NE**

**STREET/ROAD: PAVED,CITY MAINTAINED,SIDEWALK**

**ZONING: R1**

**SENIOR HIGH SCHOOL: Sidney High School**

**LANDSCAPING: WOOD FENCE,CHAIN FENCE,ROUGH GRADE**

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## Property Details

**STYLE: RANCH**

**APPROX. AGE: 61+**

**Foreclosure: No**

**SQ. FT. ABOVE GROUND: 1001-1200**

**AUCTION: NO**

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## Property Features



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**GARAGE CAPACITY:** ONE

**BASEMENT:** YES, PARTIAL,PARTLY FINISHED

**ROOF:** ASPHALT

**EXTERIOR FEATURES:** VINYL SIDING,STORAGE SHED,PATIO,GUTTERS

**WATER HEATER:** GAS,40 GAL+

**CONSTRUCTION:** FRAME

**GARAGE TYPE:** CARPORT

**UTILITIES:** CITY WATER,CITY SEWER,NATURAL GAS,ELECTRICITY

**LAUNDRY:** BASEMENT,CONCRETE FLOOR

**HEATING/COOLING:** GAS FORCED AIR,CENTRAL AIR

**INTERIOR SPECIAL FEATURES:** SMOKE DETECTOR

**POSSESSION:** AT CLOSING

## Fees & Taxes

**TAXES:** \$1,612.12

**TAX YEAR:** 2024

## Courtesy of

**Office Name:** AnderLand Realty, LLC, APPOINTMENT ONLY,CALL AGENT,LOCK BOX,VACANT



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