



**\$255,000**

## **SIDNEY, NE,**

<https://wolffpakre.com>

**NEW CONSTRUCTION HOME!** This home features three bedrooms, 2 bathrooms, main floor laundry hookups, primary bedroom features private bath with a walk-in shower and walk-in closet. Quartz counter tops. Full unfinished basement, ready for you to create your own personalized design. Established front and back yards with underground sprinklers.

- SINGLE FAMILY
- RESIDENTIAL
- ACTIVE

---

## **Rooms & Units Description**



**Call us now**

Phone: 3082493088

**Bedroom: Main:** 3  
**Mstr Bdrm: Size:** 11x14  
**Bedroom 2: Size:** 10x10  
**Bedroom 3: Size:** 9.11x8.11  
**LIVING ROOM:** LAMINATE  
**Living Room: Size:** 14x19.11  
**KITCHEN:** LAMINATE  
**OTHER ROOMS:** MASTER BATH

**Mstr Bdrm: Level:** M  
**Bedroom 2: Level:** M  
**Bedroom 3: Level:** M  
**Baths: Main:** 2  
**Living Room: Level:** M  
**DINING ROOM:** KIT/DIN COMBO,SLIDING GLASS DOOR,LAMINATE  
**Kitchen: Size:** 10x18.11

---

## Location Details

**Property Area:** SIDNEY NE      **SENIOR HIGH SCHOOL:** Sidney High School  
**STREET/ROAD:** PAVED,SIDEWALK      **LANDSCAPING:** AUTO SPRINKLER,ESTABLISHED YARD,GOOD  
**ZONING:** R1

---

## Property Details

**STYLE:** RANCH      **SQ. FT. ABOVE GROUND:** 1201-1400  
**APPROX. AGE:** NEW-UC      **AUCTION:** NO  
**Foreclosure:** No

---

## Property Features



**Call us now**

Phone: 3082493088

**GARAGE CAPACITY:** TWO

**BASEMENT:** YES, FULL

**ROOF:** COMP/SHINGLE

**EXTERIOR FEATURES:**  
HARDBOARD,PATIO,GUTTERS

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

**CONSTRUCTION:** FRAME

**GARAGE TYPE:** ATTACHED

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

**LAUNDRY:** MAIN,OFF KITCHEN,BEDROOM  
LEVEL,ELECTRIC,LAMINATE

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

**INTERIOR SPECIAL FEATURES:** GARAGE DOOR  
OPENER,SMOKE DETECTOR,WALK IN CLOSETS

**POSSESSION:** AT CLOSING

---

## Fees & Taxes

**TAXES:** \$407.22

**TAX YEAR:** 2025

---

## Miscellaneous

**FINANCING REMARKS:** \$1,839.84 - TIF Tax

---

## Courtesy of

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



**Call us now**

Phone: 3082493088