



**\$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 countertops. Full unfinished basement, ready for you to create your own personalized design. Established front and back yards with underground sprinklers.

- SINGLE FAMILY
- RESIDENTIAL
- ACTIVE

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## **Rooms & Units Description**



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**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,ELECTRIC HOOKUPS**

**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**

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## Location Details

**Property Area: SIDNEY NE**

**SENIOR HIGH SCHOOL: Sidney High School**

**STREET/ROAD: PAVED,SIDEWALK**

**LANDSCAPING: AUTO SPRINKLER,ESTABLISHED YARD,GOOD**

**ZONING: R1**

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## Property Details

**STYLE: RANCH**

**SQ. FT. ABOVE GROUND: 1201-1400**

**APPROX. AGE: NEW-UC**

**PARCEL #: 170197975**

**AUCTION: NO**

**Foreclosure: No**

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## Property Features



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**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,ELECTRIC,LAMINATE

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

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

**POSSESSION:** AT CLOSING

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## Fees & Taxes

**TAXES:** \$417.10

**TAX YEAR:** 2025

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## Miscellaneous

**FINANCING REMARKS:** \$1,870.50 TIF Tax

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## Courtesy of

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



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