



202 East 3<sup>rd</sup> St.  
Ogallala, NE 69153  
Call: 308.284.2100  
Fax: 308.284.2124  
www.fullerrealty.net



# FULLER & ASSOCIATES REALTY LLC

*"We make it happen... You make it home!"*

*Information believed to be accurate, but not guaranteed*



**Address:** 1 Lakeview Hills, Brule NE

**Price:** **\$485,000.00**

**Legal Description:** Lot 1 LAKEVIEW HILLS 1A-2-B-B----16 STR, Keith County, NE

**Bedrooms:** 4

**Baths:** 3

**Style:** Ranch 2 story

**Age:** 1986

**Total Sq. Ft.** 2296

**Main Level:** 1512

**Upper Level:** 784

**Lower Level:**

\*Square footage amounts based on Keith County Assessor's Property cards and have not been verified by realtor. There is no guarantee of accuracy, and all measurements should be verified by buyer prior to purchasing.

Room:	Dimensions:	Level:	Appliances:	Other Info:
Living Room:	21X16	M	All Elec A/C: 2 built-in AC	% Fin. Basement:
Dining Room:	21X14	M	Heat: Cove Heat	Work Shop: 28X12
Kitchen:	14X10	M	Wood Burning : stove	Boat Garage: 28X12
Family room:	27X26	U	Refrigerator: Yes-	Deck: 12X12
Bdr/Office:	12X9	M	Dishwasher: Yes -	Garage: 28X24
Butler pantry:	24X15	M	Disposal: Yes	Garage Type: Attached
Bedroom 1:	15.07X11	M	Range: Yes	Garage Opener: yes
Bedroom 2:	12X9	M	Range Hood: yes	Roof: 2014
Bedroom 3:	14X9	U	Oven: Yes	Exterior: Cement/fby
Sunroom 4:	16X14	U	Microwave: Yes	UGS: Yes
:			Carpeting: Yes	Windows: vinyl
			Curtains: Yes	Doors: wood
			Washer: Yes	Taxes: \$3647.18
MST Bath 1:	8X7	M	Dryer: Yes	Avg. Util. (Gas):
Bath 2:	10X10	M	Smoke Det. Yes	Avg. Util. (Elec): \$175.00
Bath 3:	5X6	U	Water Heater: Yes	Lot Size: 32818 sq ft
			Water Softener: Aqua king	Zoning: sf
			Well & Septic Yes	Whole house Fan yes

**Remarks:** Custom built ranch style home overlooking Lake McConaughy. Located near Van's close to Bayside Golf. This all-electric home has efficient cove heat, a large wood stove, wall-mount air conditioners, ceiling fans, and a whole house fan. 3 bedrooms on the lower level with 1 full bath and 1 ¼ bath in master. 1 bedroom on the upper level with ¾ bath. Also, on upper level is a large family room with French doors to the sun porch and a deck for a spectacular view of the lake. Work from home ready with high speed internet! The kitchen (remodeled 2016), has newer appliances, features butcher-block counter tops, under cabinet lighting, and subway tile backsplash. Just off the kitchen is a pantry and laundry. The dining room is big enough for a 10-foot dining table with room to spare. The living room is large with wood stove. Newly remodeled upper and lower levels have new beautiful crown molding and baseboard. New front exterior windows installed 2021, 10-year full warranty conveys. Outside the home is a mature lawn with trees and flowers. Vehicle storage



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includes two-car garage and an RV/boat storage garage with 10-foot door, plus cement pad for extra boat parking. Generator switch/hookup installed. (Generator not included.)

<b>Owner:</b> Whittemore			
<b>Occupied:</b> Yes	<b>Renter:</b>	<b>Phone:</b> 308-289-4597	
<b>Key:</b> Lock box	<b>Listing Agent:</b> Danette Hansmeier	<b>Listing Date:</b> 6/30/21	

