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**REALTY** LLC

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**Address : 1448 Ogallala Beach Road Ogallala, NE 69153**

**Price: \$1,280,000.**

Legal Description: Lot 2 Meadow Lake Sub 3.23A Keith Co. NE

Bedrooms: 5

Baths: 4

Style: 2 Story

Age: 2018

Total Sq. Ft.: 3744

Main Level: 1600

Upper Level: 1600 and 144

Lower Level: 400

Square footage based on Keith County Assessor's website and has not been verified by Realtor. Buyers are advised to verify all measurements to guarantee accuracy.

Room	Dimensions	Level	Appliances		Other Info:	
Living Room	15x13	M	A/C	2 Central	Finished Basement	100%
Dining Room	22x13	M	Heat	2 Gas	Porch	Wrap Around
Kitchen	13.03x14.01	M	Fire Place— 3 total	2 Gas 1 Elec	Patio	Yes
Utility room	10x9	M	Refrigerator	Yes 2	Deck	Yes
Main Entry	16x9	M	Dishwasher	Yes 2	Garage	2 40 ft. bays
Eagle's Nest	12.11x12.9	U	Disposal	Yes 2	Garage Type	Attach
En Suite 1	12.06x16.06	M	Range	Yes 2	Garage Opener	Yes
En Suite 1 bath	12.03x9.06	M	Range Vent	Yes	Roof	Metal
Bed 2	12.05x12.5	M	Oven	Yes 3	Exterior	Stucco
Bath 2	6.10x9.10	M	Microwave	Yes 2	Central Vacuum	Yes
Bedroom 3	12.04x11.11	U	Carpet	Yes	Windows	
Primary bath 2	17.01x15.02	U	Window Coverings	Shades	Doors	
Primary Closet	12.04x9.11	U	Washer	Yes 2	Taxes	8744.10
Bed 4	12.04x11.11	U	Dryer	Yes 2	Avg. Utility	
Bed 5	14.02x9.04	L	Smoke Det.	Yes 8	Co2 Det	Yes 8
Bath 4	4.11x8.01	L	Water Heater	Yes	Lot Size	3.23 Acres +/-
Sitting Area	9.01x12	L	Water Softener	Yes owned	Zoning	Recreational

Remarks: Spectacular home on Lake McConaughy! Views in every direction from the gorgeous entry to the large windows and decks on both levels! Open living spaces that are warm, inviting, and luxurious! Sleek modern kitchen with hidden storage and peninsula seating plus large dining space. 1st primary suite is main level, 2nd bedroom has attached bath. The handmade atrium railing leads to the family entertainment area on upper floor with more gorgeous views, outdoor seating and 2nd primary suite with walk in closet, dbl vanity, steam shower, washer, dryer! Spiral stairs lead to Eagle's nest with panorama views! Motorized blinds in kitchen, living room, 2nd floor bath and closet. Covered wrap around deck main floor. Poured concrete foundation —view it in the 40 ft garage bays! CNPPD borders the land to beach! Variable Speed well, 2-1000 gal septic tanks in tandem, 1000 gallon propane tank buried, Ecobee smart home thermostats, 400 Amp elec service, camper hookup. Furniture and hot tub negotiable. No HOA! Beautiful home on acres, walk to the water!

Owner: Meyer	Occupied: Yes	Agent's Cell: 308-289-5232
Key: Code	Listing Agent: Tena Most	Listing Date: May 25, 2022