



Address:	145 Ivan Street, Lewellen, NE 69147					Price:	\$199,000
Legal Description:	Lot 3, Block 2, Sand Creek Sub Phase II (3-15-40), Lewellen, Keith Co, Nebraska						
Bedrooms:	1	Bathrooms:	1	Style:	Lake Cottage	Age:	2022
Total Sq Ft:	1440	Main Level	960	Upper Level	480	Lower Level	

Room	Dimensions	Level	Appliances		Other Information	
Great Room	22.6 x 22.7	M	A/C	2 Wall Units	Finish Basement %	none
Loft	22.6 x 15.9	U	Heat Type	Gas Fireplace	Deck	8x10
Bedroom	15.1 x 15.9	M	Fireplace	Propane	Storage Shed	12'x12'
Walk-in Closet	6.5 x 6	M	Refrigerator	No	Roof Type	Shingle
Bath	8.5 x 6	M	Dishwasher	Yes	Roof Age	2022
			Disposal	Yes	Exterior Type	
			Range	Yes	Sprinkler System	none
			Range Vent	No	Windows	
			Oven	Yes	Doors	
			Microwave	Yes	Window Coverings	
			Washer	No	Taxes 2024	\$1,402
			Dryer	No	Avg. Utility	
			Water Heat.	Tankless	Avg. Utility	
			Smoke Det.	Yes	Lot Size	1.07 Acr
			CO Detect.	Yes		

Remarks: The perfect summer getaway that's also built for winter! This secluded lake cottage on 1 acre has the open space you need to get away from it all. The open great room hosts a bright living area and kitchen with plenty of cupboards and counter space. The home opens to a small deck, ideal for enjoying the serene landscape and wildlife. The separate bedroom is filled with natural light while the walk-in closet and attached bath make it a truly private sanctuary. The easily accessed and finished loft is ideal for a kids play area, additional sleeping space, or simply use it for storage. The entire home is well insulated and has its own well and septic system. Outside there is an additional shed with nearby water, a septic hookup for your RV, and plenty of parking for all your lake toys or guests.

Owner:	Decker	Occupied:	Yes	Agent's Cell:	(308) 440-2043
Key:	LokBox	Listing Agent:	Chrissa Schlake	Listing Date:	7/16/25