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# FULLER & ASSOCIATES REALTY LLC

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

*Information believed to be accurate, but not guaranteed*



**Address:** 20 Inland Seas, Lemoyne, NE 69146

**Price:** **\$234,000.**

**Legal Description:** 2015 Central Great 27 x 48 (IOLL) LOT 20 Inland Seas MHP STR (20 15 38) **Reduced**

**Bedrooms:** 3      **Baths:** 2      **Style:** Double Wide      **Age:** 2015  
**Total Sq. Ft.** 1,296      **Main Level:** 1,296      **Upper Level:**      **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:	11.4 x 20.10	M	A/C:	Yes	% Fin. Basement:
Dining Room:	12.5 x 19.5		Heat:	Electric	Front Porch:
Kitchen:	Combined kitchen dining, area	M	Fire Place:	-----	Deck:
Breakfast:			Refrigerator:	Nego	Garage:
Utility Room:	11.7 x 5.11	M	Dishwasher:	Yes	Garage Type:
Main Bedroom 1:	14.3 x 12.5	M	Disposal:	Yes	Garage Opener:
Bedroom 2:	10.3 x 12.6	M	Range:	Yes	Roof:
Bedroom 3:	11.2 x 10.4	M	Range Hood:		Exterior:
			Oven:	Yes	UG Sprinklers:
			Microwave:	Yes	Windows:
			Carpeting:	Yes	Doors:
			Curtains:	Yes	Taxes:
			Washer:	Yes	Avg. Util. (Gas):
Bath 1:	6.3 x 10.11	M	Dryer:	Yes	Avg. Util. (Elec):
Bath 2:	8.1 x 5	M	Smoke Det.:	Yes	Lot Size:
Bath 3:			Water Heater:	Yes	Zoning:
			Water Softener:	-----	Leased Lot

**Remarks:** A great Community on lake McConaughy for all year living. Beautiful Inland Seas property (IOLL), in a quiet peaceful setting close to amenities. One owner home with 1,296 sq.ft. 3 bdrm 2 bath with an open living/kitchen concept. Newer kitchen cabinets countertops and appliances. A huge 26 x 36 garage for all the toys. Large deck in the back making it perfect for grilling. Established yard with sprinklers. Initial septic fee is \$1,000 for 10 yrs. and Community well is \$200 yr. Trash \$200 Yr. and the leased lot rent is \$1,500 a yr.

**Owner:** Karen D. Keating & Debra A. Branham

<b>Occupied:</b> Sometimes	<b>Renter:</b>	<b>Phone:</b> 308.289.2296
<b>Key:</b> LB	<b>Listing Agent:</b> Cheri Frosh	<b>Listing Date:</b>