



202 East 3rd Street  
Ogallala, NE 69153  
Call: 308.284.2100  
Fax: 308.284.2124  
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**Address : 213 Pelican Roost 2, Brule, NE 69127**

**Price: \$599,000**

Legal Description: Lot 1 Cavarra's Replat of Lot 13, Blk 2 Pelican Roost No 2 & Lots 17 & 18 Blk 2 Pelican Roost No 4, 1.23A, Keith Co, NE

Bedrooms: 4

Baths: 3

Style: Ranch

Age: 2009

Total Sq. Ft.: 4,092

Main Level: 2,046

Upper Level:

Lower Level: 2,046

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	30.6 x 14.4	M	A/C	Central	Finished Basement	Partial
Dining Room	14.2 x 11.8	M	Heat	Elect	Shop	54 x 36 w/drive thru
Kitchen	16.2 x 14.3	M	Fire Place	Woodstove	Patio	Concrete
Utility Room	10.4 x 8.5	M	Refrigerator	Yes	Deck	Composite 31 x 8
			Dishwasher	Yes	Garage	Yes
Primary Bedroom	14.6 x 15	M	Disposal	Yes	Garage Type	1-Car Att & 3+ Det
Sitting Area	9 x 9.5	M	Range	Yes—Electric	Garage Opener	Yes—all doors
Ensuite Bath	9.5 x 5	M	Range Vent	Yes—in micro	Roof	Metal
Bedroom 2	10.9 x 11.5	M	Oven	Yes	Exterior	Siding
Main Bath	10.7 x 5	M	Microwave	Yes	Sprinklers	None
Bedroom 3	10.4 x 11.7	M	Carpet	Some	Water	Community Well
			Window Coverings	Blinds & Curtain	Sewer	Septic
Sunroom	30.3 x 13.8	L	Washer	No	Taxes	\$5,748.98 in 2023
Bar	11.9 x 13.8	L	Dryer	No	Avg. Utility	Seasonal Occupancy
Bedroom 4	13.8 x 21.8	L	Smoke Det.	Yes	Avg. Utility	
Bath 3	11.9 x 7	L	Water Heater	Yes—electric	Lot Size	1.23 Acres
Workshop	13.9 x 11	L	Water Softener	No	Zoning	

Remarks: This pristinely kept lake home is perched high with a wonderful lake view, features over 4,000 sq ft of living space, and includes a shop with drive through doors to hold all your lake toys! The warm and sunny living room opens up to the dining area and kitchen, all while connected to the walk-up composite deck. The primary suite is spacious with sitting area, walk-in closet, and ensuite bath. 2 more bedrooms, laundry, and bath round out the main floor. The walk-out lower floor is beautifully finished with a custom built bar, sunroom with sliding glass doors, plus large bedroom and bathroom. There is still space for a car in the garage, lots of storage, and a workshop. Outside, the landscape is easy to care for with an expansive concrete patio, native grass and views of the sandhills. Call to see this gem today!

Owner: Goracke	Occupied: Yes	Agent's Cell: (308) 440-2043
Key: Lock Box	Listing Agent: Chrissa Schlake	Listing Date: 4/22/24