



<b>Address:</b>	<b>303 Linnell St, Brule, NE 69127</b>					<b>Price:</b>	<b>\$289,500.00</b>
<b>Legal Description:</b>	LOTS 9-10 & S ½ LOT 8 BLK 27 O.T. BRULE 95-B-B Keith County, NE (15-13-40)						
<b>Bedrooms:</b>	<b>3</b>	<b>Bathrooms:</b>	<b>2</b>	<b>Style:</b>	<b>Two Story</b>	<b>Age:</b>	<b>1919</b>
<b>Total Sq Ft:</b>	<b>3258</b>	<b>Main Level</b>	<b>1938</b>	<b>Upper Level</b>	<b>576</b>	<b>Lower Level</b>	<b>744</b>

Measurements are approximate, buyer is to verify

Room	Dimensions	Level	Appliances		Other Information	
Living Room	11.8 x 16	M	A/C	YES	Finish Basement %	Painted
Family Room	34 x 11.7	M	Heat Type	FA- Gas & Elec	Porch	Yes
Kitchen	11.2 x 11.4	M	Fireplace	Yes-wfan	Deck	Yes
Breakfast		M	Refrigerator	Yes-New	Lg Patio - New	Yes
Dining Room	12.9 x 11.8	M	Dishwasher	Yes-New	Garage -32 x 28	3 Car
Sitting Room	14.9 x 6.7	M	Disposal	Yes-New	Garage Openers	Yes
Utility Room	5.6 x 2.8	M	Range	Yes-New	Roof Type - New 25	Asphalt
			Ceiling Fans	3	Siding - vinyl & Wood- New Paint	Yes
Bedroom 1	11.3 x 11.7	M	Oven	Yes-New	Steel - Stairs-exit	2
Bedroom 2	13.2 x 15.1	U	Microwave		Sprinkler System	Yes- Ne
Bedroom 3	12 x 11.7	U	Washer	Yes-New	Windows	Wood
Bedroom 4			Dryer	Yes-New	Doors	Wood
			Water Heat.	2- E & G	Window Coverings	
Bath 1	5.5 x 8.3	M	City Water	Yes	Taxes	1,937.06
Bath 2	6 x 8.8	U	City Sewer	Yes	Avg. Utility - Elec	\$150
			Smoke Det.	Yes-New	Avg. Utility- Gas	\$150
Shed	10 x 10	Yard	CO Detect.	Yes-New	Lot Size 125 x 125	15625
St Furn Stays	On Patio		Trees Trim	Yes		
<b>Remarks:</b>	Completely remodeled outside with new paint, roof, deck covering, landscaping, lights, sprinklers, patios, 3 car heated garage, sidewalk and sod. The inside has been remodeled with new paint, wallpaper, flooring, appliances,, window glass, tiled bathroom, light fixtures and sink faucets. There is a wonderful fireplace, a pool table room and a comfortable TV or sitting room. All electric, heating and plumbing remodeled -					
<b>Owner:</b>	<b>Annable</b>	<b>Occupied:</b>	<b>NO</b>	<b>Agent's Cell:</b>	<b>308-464-1122</b>	
<b>Key:</b>	<b>LB</b>	<b>Listing Agent:</b>	<b>Roger C. Rankin</b>	<b>Email:</b>	<b>roger @fullerrealty.net</b>	