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**Address:** 304 Hidden Canyon Estates

**Price:** **\$444,900**  
**REDUCED!**

**Legal Description:** Lot 4 Replat of Block 3 Hidden Canyon Estates, Keith County, NE

**Bedrooms:** 3                      **Baths:** 2.5                      **Style:** Ranch                      **Age:** 2004  
**Total Sq. Ft.** 3908              **Main Level:** 1954              **Upper Level:**                      **Lower Level:** 1954

Square footage is based on Keith County Assessor's site 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:	18.9 X 19.1	M	A/C:	Central	% Fin. Basement: Not Fin.
Dining Room:	11 X 14	M	Heat:	Propane F.A.	Porch: YES
Kitchen:	13 X 24.5	M	Fire Place:	Propane	Patio: YES
Breakfast:	In Kitchen	M	Refrigerator:	YES	Deck:
Sunroom:			Dishwasher:	YES	Garage: 3-car
Utility Room:	12.7 X 6	M	Disposal:	YES	Garage Type: Attached
Master Bed:	13 X 15	M	Range:	YES	Garage Opener: YES
Bedroom 2:	12.3 X 11.6	M	Range Hood:	YES	Roof: New '18
Bedroom 3:	14.2 X 11.1	M	Oven:	YES	Exterior: Brick & Siding
Bedroom 4:			Microwave:	YES	UGS: YES
Bedroom 5:			Carpeting:	YES	Windows: Pella
			Curtains:	YES	Doors:
			Washer:	No	Taxes: \$4212.96
Bath 1:	5.5 X 4.7	M	Dryer:	NO	Avg. Util. (Gas):
Bath 2:	9.6 X 5	M	Smoke Det.:	YES	Avg. Util. (Elec):
Master Bath:	12.5 X 14.5	M	Water Heater:	YES	Lot Size: 6.4 Ac.
			Water Softener:		Zoning:
				YES	

**Remarks:** Your dream lakehome is here! This gorgeous home sits high on a hill with panoramic views of the hills and the lake at Hidden Canyon Estates! Close to Lakeview, Bayside Golf Course and the beaches of Lake McConaughy! 6.4 beautiful acres! Beautiful custom kitchen with island, pantry and lots of cabinet space! Large open great room with fireplace and spectacular views from all the windows! Master suite with soaker tub and large walk-in closet. 2 more bedrooms, another full bath plus laundry/mudroom! The basement is unfinished but offers plenty of space to finish to suit and is plumbed in for a bathroom! New roof, gutters & garage doors in 2018. New HVAC, Refrigerator, stove & dishwasher within past 5 years! Pella windows (the sliding door in kitchen will be replaced with a new Pella door.) Stove has hookups for gas or electric. Current HOA dues \$200/year.

**Owner:** Louis D. and Barbara A. Jurgens

**Occupied:** YES

**Renter:**

**Phone:**

**Key:** LB

**Listing Agent:**

Linda Fuller

**Listing Date:**

6/4/2019