



202 East 3rd Street
 Ogallala, NE 69153
 Call: 308.284.2100
 Fax: 308.284.2124
 www.fullerrealty.net



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& Associates Realty, LLC

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

Information believed to be accurate, but not guaranteed



Address: 40 K-1, Ogallala, NE 69153

Price: **\$675,000**

Legal Description: Lake Home (IOLL) Lot 40, K-1, Ogallala, Keith County, NE

Bedrooms: 3

Baths: 3

Style: Ranch

Age: Original
1947

Total Sq. Ft. 3232

Main Level: 2056

Upper Level:

Lower Level: 1176

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:	18.4 X 27.6	M	A/C: Central	% Fin. Basement: 100%
Dining Room:	in Living Room	M	Heat: 1 Propane ('15) and 1 Elec. Heat pump	Porch: Courtyard
Kitchen:	15.9 X 18.6	M	Fire Place: None	Patio: Yes
Breakfast:	19.4 X 10.9	M	Refrigerator: YES	Deck: Yes
Sunroom:		M	Dishwasher: YES	Garage: 2-car
Utility Room:	7 X 6.5	M	Disposal: YES	Garage Type: Detached
Mstr. Bdrm:	16 X 17.3	M	Range: YES	Garage Opener: YES
Bedroom 2:	11.5 X 14.3	M	Range Hood: YES	Roof: New 2018
Bedroom 3:	15.8 X 15.4	L	Oven: YES	Exterior: Concrete Siding '15
Office:	15.5 X 14.9	L	Microwave: YES	UGS: No
Closet/2 nd Laundry:	7 X 6.5	M	Carpeting:	Windows: Pella & Andersen
Foyer:	5.9 X 8.7	M	Curtains: YES	Doors:
Storage:	18.2 X 10.10	M	Washer: YES (2)	Taxes: \$3170.44
Mstr Bath 1:	9.5 X 8.7	M	Dryer: YES (2)	Avg. Util. (Gas):
Bath 2:	6.3 X 6.6	M	Smoke Det. YES	Avg. Util. (Elec):
Bath 3:	10.10 X 8	L	Water Heater: 3 unit	Lot Size: Leased
			Water Softener: YES	Zoning:

Remarks: Picture yourself sitting by the lake looking over at the Morning Glory from your huge deck or covered patio! This home offers everything a lake retreat needs! Although the original home was built in 1947, the current owners completely renovated the home including adding on living space to the kitchen area in 2002-03! They have done more updates and remodeling since 2016! This home features a luxurious custom kitchen with cherry cabinets and granite countertops! Top of the line appliances, lots of pantry space, center island with barstools, built-in wine rack, and many more features that anyone that entertains would love! There is a lovely sitting area in the kitchen plus built-in desk. The kitchen area and foyer have heated concrete floors! The kitchen walks out to a spectacular covered patio with surround speakers and gorgeous lake views!! Walk up a couple steps from the foyer to a large open family room with wall of windows facing the lake! Beautiful new wood flooring was installed in 2016! There is a nice wet-bar and dining room also! The master



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bedroom/bath and walk-in closet with stackable washer/dryer on the main level. The master bath was totally remodeled in 2016! There is another bedroom and full bath on the main level as well. The walk-out basement has a third large bedroom, remodeled bathroom, big office, laundry room and storage room! All exquisitely decorated! You can sit and enjoy the lake from multiple levels, patios and decks! There is also a very nice courtyard in the front of the house between the home and detached 2-car garage! One of the most spectacular features is a short walk down a winding path to a charming sitting area with adirondack chairs! The views are amazing! New concrete siding installed in 2016, new well/septic in early 1990's, Propane HVAC new in 2015, new cement driveway in 2016, New roof in 2018, New stain on deck to be done by 9/2018. Three water heaters, one for up, one for down and one for heated flooring. Built-in sound system throughout home & patio. Home is being sold turnkey (totally furnished) except for some personal items (list to be provided). The UTV and Jet Ski could be purchased separately!

Owner: James T. and Debra H. Prange

Occupied: YES

Renter:

Phone:

Key: LB Garage but
key to south
door on house

Listing Agent:

Linda Fuller &
Cheri Frosh

Listing Date:

08/26/2018

