202 East 3rdStreet
Ogallala, NE 69153
Call: 308.284.2100
Fax: 308.284.2124
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Information believed to be accurate, but not guaranteed

Address: 6 Eagle Canyon East 1, Lake McConaughy, Brule, NE

Price: **REDUCED $409,900**

Legal Description: Lot 6 Eagle Canyon East 1, Brule, Keith County, Nebraska

Bedrooms:	4	**Baths:**	2	**Style:**	1.5 Story	**Age:**	1989
Total Sq. Ft.	1556	**Main Level:**	1204	**Upper Level:**	352	**Lower Level:**	

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:	12 X 16	M	**A/C:**	Central	**% Fin. Basement:**	No Bsmt
Dining Room:	10 X 13	M	**Heat:**	F.A. Elec.	**Porch:**	YES
Kitchen:	9.6 X 11.6	M	**Fire Place:**	None	**Patio:**	YES
			Refrigerator:	YES	**Deck:**	
			Dishwasher:	YES	**Garage:**	2-Car
Utility Room:	Main Floor	M	**Disposal:**	YES	**Garage Type:**	Detached
Primary Bdrm:	13.6X 15	U	**Range:**	YES	**Garage Opener:**	YES
Bedroom 2:	9.6 X 13	M	**Range Hood:**	YES	**Roof:**	Asphalt
Bedroom 3:	10.5 X 11	M	**Oven:**	YES	**Exterior:**	Siding
Bdrm/Office:	9.6 X 9.6	M	**Microwave:**	YES	**UGS:**	YES
			Carpeting:		**Windows:**	Pella
			Curtains:		**Doors:**	
			Washer:	YES*	**Taxes:**	$3025.34
Primary Bath with Walk-in Closet:	6.5 X 15	U	**Dryer:**	YES*	**Avg. Util. (Gas):**	
Bath 2:	5 X 9.8	M	**Smoke Det.**		**Avg. Util. (Elec):**	
			Water Heater:		**Lot Size:**	10,961 SF
			Water Softener:		**Zoning:**	

Remarks: This well-maintained lake home has been totally remodeled with an addition in 2014-18! It's located near Bayside Golf Course and Eagle Bay Campground, close to Lake McConaughy! It features a beautiful kitchen with black stainless appliances, a pass-thru window to the dining room and lots of Alder cabinetry. There is a spacious living room with vaulted ceilings leading up to the primary suite! The suite has its own bathroom with walk-in shower plus a large walk-in closet. There are 3 bedrooms on the main floor (two of them are currently used as offices) plus another bathroom. When the property was remodeled, there was R23 Styrofoam insulation added 2' down around foundation, plus new siding, new Pella windows and Pella front door, new flooring, new trim. The yard is lush with lots of trees. The backyard has layered flower beds in the back, a garden area, underground sprinklers and drip lines, and a nice patio area (all lawn decorations & bird bath will go with Seller). There is a detached two-car garage plus a 12X16 shed and large paved driveway. The gutters are routed underneath the grass to drain away from the house. *Note that the security system and doorbells won't stay, and washer/dryer will be replaced with white ones. This house is move-in ready and would also make a very nice vacation rental property!

Owner: Bruce A. Nemecek

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Occupied:	YES	Listing Agent:	Linda Fuller	**Phone:**	308-289-0974
Key:	Call for Code			**Listing Date:**	9/19/2023

See more pictures at www.fullerrealty.net