



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



*Fuller*

& Associates Realty, LLC

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

*Information believed to be accurate, but not guaranteed*



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

**Price:** **REDUCED**  
**\$445,000**

**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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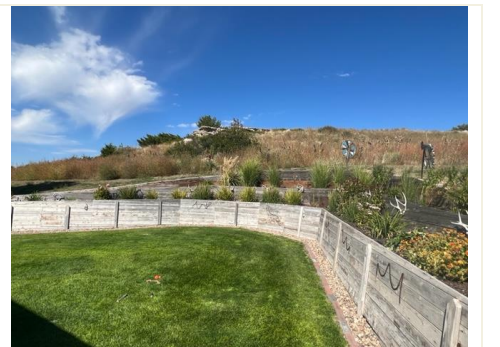


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<b>Occupied:</b> YES	<b>Listing Agent:</b> Linda Fuller	<b>Phone:</b> 308-289-0974
<b>Key:</b> Call for Code		<b>Listing Date:</b> 9/19/2023



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