



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

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*Information believed to be accurate, but not guaranteed*



**Address:**

9 Eagle Pass Court, Keystone, NE 69144

**Price: REDUCED  
\$495,000**

**Legal Description:** Lot 9 McGinley's Sub., Keith County, NE

**Bedrooms:** 3

**Baths:** 3

**Style:** Ranch

**Age:** 1997

**Total Sq. Ft.** 3626

**Main Level:** 1813

**Upper Level:**

**Lower Level:** 1813

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:	12.9 X 15	M	A/C: Central	% Fin. Basement: 100%
Dining Room:	In kitchen	M	Heat: F.A. Propane	Porch: Wrap
Kitchen:	22.3 X 12.6	M	Fire Place: Propane wood-stove	Patio: YES
Great Room:	23.5 X 13.4	M	Refrigerator: Yes (2)	Deck: YES
Utility Rm:	8.8 X 13	M	Dishwasher: YES	Garage: 2-car
Master Bdrm:	14 X 13	M	Disposal: YES	Garage Type: Attached
Bedroom 2:	10.4 X 13	M	Range: YES--Dbl	Garage Opener: YES
Bedroom 3:	10.4 X 13	M	Range Hood: YES	Roof: High-impact '17
Bsmt Room:	12.6 X 10.1*	B	Oven:	Exterior: Steel '17
Log Room:	12.6 X 10.8*	B	Microwave: YES	UGS: YES
Toy Room:	12.8 X 7	B	Carpeting: YES	Windows:
Bar Room:	22.5 X 25	B	Curtains: Blinds	Doors:
Family Rm:	30.5 X 13.2	B	Washer: NO	Taxes: \$4370.74 '19
Mstr. Bath:	13 X 12	M	Dryer: NO	Avg. Util. (Gas):
Bath 2:	9.6 X 5.1	M	Smoke Det. YES	Avg. Util. (Elec):
Bath 3:	12.6 X 5.9	B	Water Heater: YES	Lot Size: 1 acre
Storage:	10 X 12.5	B	Water Softener:	Zoning:

**Remarks:** A stunning 3,626 sqft home overlooking Martin Bay at Lake McConaughy! This home sits on a hill with a spectacular view of the lake and glorious sunsets. The home's exterior and landscaping were designed to be LOW MAINTENANCE, suitable for an absentee owner that visits occasionally. The faux-wood steel siding, steel rain gutters, and class 4 high impact roof were all installed in 2017. The large deck with amazing lake views was just rebuilt in 2019. The gorgeous landscaping is all watered and lit by an automatic sprinkler system with dawn til dusk exterior lighting. The home is also tremendously energy efficient. The walls are 2x6 with excellent insulation. There are Thermopane windows with additional storm windows. The attached garage and garage door are insulated and could be heated. There is a matching 10 x 20 outbuilding with a roll-up door for your mower and gardening tools. There are very handy large raised beds for your vegetable garden. The home has a new furnace and air conditioner installed in 2017. There has been extensive building of stone retaining walls, garden nooks, and charming paths. A new owner would not need to worry about replacing any part of the exterior for another 20 years.

The main floor is open concept with the kitchen open to the adjacent vaulted great room. It features new high-end laminate flooring. The large kitchen features high efficiency newer LG appliances (5 years) and a large snack bar/island. It has a pantry and dining area that leads to the sliding doors to the deck. The great room, dining, and kitchen areas all enjoy fantastic views of the lake and the western sky. The master suite features a newly built balcony and sliding Pella door, as well as a walk-in closet. The master bath



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features a corner jetted tub, double vanities and a walk-in shower. There are an additional two bedrooms (one with a built in desk area), and one additional full bathroom.

The walk-out basement is an entertainer's dream! A large patio extends from the sliding doors that let light pour into the enormous game room with its oak wet-bar and accent lighting. A charming "airplane propeller" fan circulates the air so it never smells stale, even after an extended absence. The entire basement is heated by a propane stove that adds a cozy mountain house feel with it's stone backing. A large entertaining area off the game room has new plank flooring and has an absolutely darling "playhouse" built into one end of the room. There is a lovely, newly remodeled bathroom with a walk-in shower with a glass block enclosure. There is lots of storage available in the utility room and a cedar lined closet. Photos just do not do this home justice, come look for yourself!

<b>Owner:</b>	Don & Janice Gaudreault		
<b>Occupied:</b>	Sometimes	<b>Renter:</b>	
<b>Key:</b>	LB--hose by side door	<b>Listing Agent:</b>	Linda Fuller
		<b>Phone:</b>	
		<b>Listing Date:</b>	6/2/2020

