



202 East 3<sup>rd</sup> St.  
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:** 8 Lakeview Hills 2, Brule NE 69127

**Price:** **\$474,000.**  
**REDUCED**

**Legal Description:** Lot 8 Lakeview Hills 2

**Bedrooms:** 3                      **Baths:** 2                      **Style:** Ranch                      **Age:** 1998  
**Total Sq. Ft.** 2,782              **Main Level:** 1,856              **Upper Level:**                      **Lower Level:** 926

\*Square footage amounts based on Keith County Assessor's Property cards and have not been verified by Realtor. There is no guarantee of accuracy and all measurements should be verified by buyer prior to purchasing.

Room:	Dimensions:	Level:	Appliances:		Other Info:
Living Room:	combined		A/C:	Central	% Fin. Basement:
Dining Room:	24.4 x 20.2	M	Heat:	F/A Propane . 2012	Front Porch: 13 x 10
Kitchen:	12 x 17.1	M	Fire Place:	none	Patio: yes
Breakfast:			Refrigerator:	yes	Deck: 10 x 32
Sunroom:			Dishwasher:	Maytag	Garage: Bsmt. Gar.
Utility Room:	11'6 x 8.10	M	Disposal:	Yes	Garage Type: attached
Bedroom 1:	12.1 x 10.10	M	Built in oven:	Maytag wall	Garage Opener: Yes (2)
Bedroom 2:	11.10 x 11	M	Jenn Air:	Yes	Roof: Asphalt 9yrs
Master Bedroom 3:	14 x 17.2				Exterior: Brick
Shop , dog kennel:	12.6 x 15.10	L	Microwave:	Yes	UGS: Yes
Storage:	13.2 x 13.11	L	Carpeting:	Yes	Windows: Pella
			Curtains:	Yes	Doors: Yes
			Washer:	Yes	Taxes: \$3,760.46
Bath 1:	9.3 x 4.11	M	Dryer:	Yes	Avg. Util. (Gas):
M .Bath 2:	11.8x 9.5 with wall in closet	M	Smoke Det.	Yes	Avg. Util. (Elec):
			Water Heater:	Gas	Lot Size: 216.88 x184.43
Pole building	30' x 48'		Water Softener:	Own	Zoning:



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**Remarks:**

All brick home close to the shores of Lake McConaughy, Situated on almost an acre of Lawn with cement edging & a large garden area. Kitchen includes all appliances, skylight, hand- made granite countertops , a moveable center island, and pergo flooring. Open concept living features living room, dining room and kitchen. Dining area has patio doors that lead out to a covered deck, perfect to enjoy a view of the lake. The master suite features a lrg. master bathroom with whirlpool tub, vanity, walk-in shower and walk-in closet. There are two more bedrooms plus another full bath on the main floor. Laundry room is also located on the main floor with room for refrig.& freezers. The walk-out basement has a nice family room plus a woodworking shop with a dog kennel for inside and outside , also a lrg storage area. . An underground dog barrier is surrounding the lot. Drive-Thru Cleary pole building is 30' x 48' , has concrete floors, 2 openers at each end, retaining wall, perfect for all those lake toys and/orRV!  
 Propane tank is rented from Sapp Brothers. Well is located in the front and the septic cleanout is South of the propane tank.  
 Close to Lakeview fishing camp (Van's) and Bayside Golf Course!

**Owner:** Robertson, William E. & Joyce E.

<b>Occupied:</b> Yes	<b>Renter:</b>	<b>Phone:</b> 308.289.2296
<b>Key:</b> Lok Box	<b>Listing Agent:</b> Cheri Frosh	<b>Listing Date:</b> 05.29.2019

