



Suzie Ellis
Sales Agent



316 So. Lincoln Ave.
York, NE 68467



Office 402-362-SOLD
800-959-4427
Fax 402-362-1997
Cell 402-908-4071
Email see902@hotmail.com

www.HeritageRealtors.com

ADDRESS:	BEDROOMS:	BATHS:	SQ FOOTAGE:	PRICE:
145 Ash	2	2.5	1520 sq ft	\$174,900.00
OWNER:	LOT SIZE:	BASEMENT:	GARAGE:	
Scamehorn	90x132	1520 sq ft	double attached	

INFORMATION HEREIN BELIEVED TO BE ACCURATE, BUT NOT WARRANTED

					Floor Cover	Level
STYLE	Ranch	SOFTENER	x	LIVING ROOM	C	M
POSSESSION	At Closing	PURIFIER	x	FORMAL DINING AREA	C	M
YEAR BUILT	1971	DISPOSAL	x	KITCHEN-INFORMAL DINING AREA	W	M
TYPE OF HEAT	Heat Pump	DISHWASHER	x	FAMILY ROOM	C	M
TYPE OF COOL	Central	REFRIGERATOR	x	LAUNDRY	C	M
EXTERIOR	Brick/Siding	RANGE	x	BATHROOM (FULL)	V	M
ROOF	Composite-New 2016	MICROWAVE	x	BATHROOM (3/4)	V	B
WATER HEATER	Gas	FIREPLACE	2	POWDER ROOM (1/2)	C	M
SMOKE/CO2 DET	x	WOODSTOVE		MSTR BEDROOM	C	M
SCHOOLS	York	CEILING FANS		BEDROOM	C	M
WATER SOURCE	City of York	WASHER/DRYER		REC ROOM	C	B
SEWER SOURCE	City of York	UNGRND SPRNKLR		BONUS ROOM	C	B
TAXES	\$2,442.56			STORAGE ROOM	C	B
GAS BILL	not available					
ELECTRIC BILL	not available	ZONED				
SHOWING INSTRUCTIONS: To see call Heritage Realtors @ 362-4427					LockBox	x
AGENT: Suzie Ellis		PHONE 402-908-4071		Code	0.024	
LEGAL: Lot 1 Raydell Sub 1st Add City of York						

REMARKS:

Make an appointment to see the recent updates to this classic ranch beautifully displayed on its landscaped corner lot! The versatile living-dining room opens onto a casual dining area with newly painted wall and solid wood flooring. Enjoy the bright new look of the family room leading to the backyard deck. Laundry hook-ups are located conveniently near the two main floor bedrooms and bath areas. A wood-burning fireplace and built-in wet bar anchor the large downstairs rec room while two additional rooms and a ¾ bath complete the basement level. The oversized double garage boasts a brand new reinforced floor, warrantied foundation support system and new walk-out door. Installation of a new hvac system in 2016 means this house is ready for you!