



Heritage Realtors
402-362-4427 or 800-959-4427

Bev Wiemer-Quiring
Real Estate Sales Agent

316 S. Lincoln Avenue
York, NE 68467

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ADDRESS:	BEDROOMS:	BATHS:	SQ FOOTAGE:	PRICE:
920 12th Street, Henderson	3	2	1,160 sq. ft. (per assessor)	\$105,000.00
OWNER:	LOT SIZE:	BASEMENT:	GARAGE:	
Quiring	.21 acre	full finished	single detached	

INFORMATION HEREIN BELIEVED TO BE ACCURATE, BUT NOT WARRANTED

					Floor Cover	Level
STYLE	Ranch	SOFTENER		LIVING ROOM	Carpet	M
POSSESSION	At Closing	PURIFIER		DINING ROOM	Laminate	M
YEAR BUILT	1971	DISPOSAL	x	KITCHEN	Laminate	M
TYPE OF HEAT	FA Gas	DISHWASHER	x	FAMILY ROOM	Carpet	B
TYPE OF COOL	Central Air	REFRIGERATOR	x	LAUNDRY	Linoleum	M
EXTERIOR	Siding	RANGE	x	BATHROOM (FULL)	Linoleum	M
ROOF	Composite Shingles	MICROWAVE		BATHROOM (3/4)	Linoleum	B
WATER HEATER	Gas	FIREPLACE				
SMOKE/CO2 DET	2	WOODSTOVE				
SCHOOLS	Heartland	CEILING FANS	3	BEDROOM	Carpet	M
WATER SOURCE	City	WASHER/DRYER	x	BEDROOM	Carpet	M
SEWER SOURCE	City	UNGRND SPRNKLR		BEDROOM	Carpet	M
TAXES	\$1,088.26					
GAS BILL						
ELECTRIC BILL						
SHOWING INSTRUCTIONS: To see call Heritage Realtors @ 362-4427					Keypad	Frnt Dr
AGENT: Bev Wiemer-Quiring PHONE 402-366-2554					Code	0.02
LEGAL: Lot 20 Blk 15 OT City of Henderson						

REMARKS:

This cute ranch style home in Henderson is updated and ready for your family. Three bedrooms, two bathrooms, large basement family room, main floor laundry, attached garage, large backyard, new exterior doors, new windows throughout, newer carpet and laminate flooring and a new furnace in 2017 make this home move-in ready! There is a bonus room in the basement that could be used as a craft room, storage room or a bedroom if you choose to add an egress window. There is even a single detached garage in the backyard accessible by the alley. The garage has seen better days as is worn and weary, but still provides a covered place for your vehicle. This home is centrally located in Henderson which makes it within walking distance to just about anywhere you want to go in town. Call your REALTOR® today to schedule your private showing! **Note:** The wall between two of the bedrooms on the main floor was removed to make one larger bedroom, but the framework is still there so the wall could easily be put back up to make two separate bedrooms again! Listing Agent is a co-owner of the property and licensed real estate agent in the state of Nebraska.