



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

Bev Wiemer-Quiring
Real Estate Sales Agent

316 S. Lincoln Avenue
York, NE 68467
Cell 402-366-2554

BevQuiring@HeritageRealtors.com

ADDRESS:	BEDROOMS:	BATHS:	SQ FOOTAGE:	PRICE:
1219 12th Street, Henderson	2	2	1,430	\$159,900.00
OWNER:	LOT SIZE:	BASEMENT:	GARAGE:	
Friesen	.20 acre	Full	Double Attached	

INFORMATION HEREIN BELIEVED TO BE ACCURATE, BUT NOT WARRANTED

					Floor Cover	Level
STYLE	Ranch	SOFTENER		LIVING ROOM	Carpet	Main
POSSESSION	As Agreed	PURIFIER		DINING AREA	Carpet	Main
YEAR BUILT	1984	DISPOSAL	X	KITCHEN	Carpet	Main
TYPE OF HEAT	Forced Air Gas	DISHWASHER	X	FAMILY ROOM	Carpet	Lower
TYPE OF COOL	Central	REFRIGERATOR	X	LAUNDRY	Linoleum	Main
EXTERIOR	Brick	RANGE		BATHROOM (3/4)	Linoleum	Main
ROOF	Comp/Shingles	MICROWAVE	X	BATHROOM (3/4)	Carpet	Main
WATER HEATER	40 gal. gas	FIREPLACE		BEDROOM	Carpet	Main
SMOKE/CO2 DET		WOODSTOVE		BEDROOM	Carpet	Main
SCHOOLS	Heartland	CEILING FANS		FAMILY ROOM	Carpet	Lower
WATER SOURCE	City of Henderson	WASHER/DRYER	X	WORKSHOP	Concrete	Lower
SEWER SOURCE	City of Henderson	UNGRND SPRNKLR	X	BONUS ROOM	Carpet	Lower
TAXES	\$1,896.56			STORAGE ROOM	Concrete	Lower
GAS BILL	\$85/mo average					
ELECTRIC BILL	\$90/mo average	ZONED				
SHOWING INSTRUCTIONS: To see call Heritage Realtors @ 362-4427					LockBox	Yes
AGENT: Beverly Wiemer-Quiring PHONE 402-366-2554					Code	0.02

LEGAL: W 2' LOT 9 & E 87' LOT 12 BLK 1 FAIRACRES ADD CITY OF HENDERSON

REMARKS:
Rare opportunity to own a beautiful, all brick, ranch-style home, custom built by Jim Kliewer Construction Company. This home has all the custom features you would expect including solid oak kitchen cabinets, built-in hutch in the dining area and two built-in closets in the main floor hallway. The large living room opens up into the dining area. The kitchen boasts an island and plenty of storage as well as a built-in desk. A pocket door separates the main floor laundry room from the rest of the house. Head downstairs and enjoy the comfortable family room with great natural light. A workshop, bonus room and storage room complete the rest of the basement. Call your REALTOR® today to schedule your private showing.