



316 So. Lincoln Ave.  
York, NE 68467

www.HeritageRealtors.com

**Suzie Ellis**  
Sales Agent



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ADDRESS:	BEDROOMS:	BATHS:	SQ FOOTAGE:	PRICE:
1313 Road N	5	4	2,883	\$439,000.00
OWNER:	LOT SIZE:	BASEMENT:	GARAGE:	
Janzen-Knieriem	10.12 Acres	1095	4	

INFORMATION HEREIN BELIEVED TO BE ACCURATE, BUT NOT WARRANTED

					Floor Cover	Level
STYLE	Two-Story	SOFTENER	x	LIVING ROOM	W	M
POSSESSION	At Closing	DISHWASHER	2	DINING ROOM	W	M
YEAR BUILT	1995	RANGE	2	KITCHEN	W	M
TYPE OF HEAT	Heat Pump	REFRIGERATOR	2	FAMILY ROOM/KITCHEN	C/T	L
TYPE OF COOL	Heat Pump	WASHER/DRYER	2	LAUNDRY	T	M
EXTERIOR	LP Smartside	FIREPLACE	x	BATHROOM (FULL)	T	M
ROOF	Composite	CEILING FANS	x	BATHROOM (3/4)	T	U
WATER HEATER	Electric	PANTRY	x	MSTR BATH (FULL)	T	U
SMOKE/CO2 DET	X	KENNEL	x	BATHROOM (FULL)/LAUNDRY	T	L
SCHOOLS	York	BB HOOP	x	BEDROOM	C	U
WATER SOURCE	Well	LIV RM TV	x	BEDROOM	C	U
SEWER SOURCE	Septic	HAMMOCK	x	MSTR BEDROOM	C	U
TAXES	\$5,066.06	SUN ROOM	x	BEDROOM	C	L
GAS BILL		PATIO	x	BEDROOM	C	L
ELECTRIC BILL	\$180/mo avg	DECK	3	OFFICE	W	M
SHOWING INSTRUCTIONS: To see call Heritage Realtors @ 362-4427					LockBox	x
AGENT: Suzie Ellis PHONE 402-908-4071					Code	0.02
LEGAL: S 1123' of W 392.5' of S1/2 NW 1/4 33-11-2 10.12 AC						
REMARKS:						

First time on the market for this outstanding property! You'll never want to leave this beautifully landscaped acreage located within minutes of schools, parks, pool and town. This home, built in 1995, combines the efficiency and comfort of a newer home with the charm of a traditional farmhouse. Basement is suitable for guest suite or rental. Call your REALTOR today for a private showing!