



Heritage Realtors  
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ADDRESS:	BEDROOMS:	BATHS:	SQ FOOTAGE:	PRICE:
720 Rd 12 York	3	2.5	1,531	\$368,900.00
OWNER:	LOT SIZE:	BASEMENT:	GARAGE:	
Patrie	approximately 6.92 acres	Yes	Double detached	

INFORMATION HEREIN BELIEVED TO BE ACCURATE, BUT NOT WARRANTED

					Floor Cover	Level
<b>STYLE</b>	2-story Bungalow	<b>SOFTENER</b>		<b>LIVING ROOM</b>	C	M
<b>POSSESSION</b>	At closing	<b>PURIFIER</b>		<b>DINING ROOM</b>	T	M
<b>YEAR BUILT</b>	1924	<b>DISPOSAL</b>	2	<b>KITCHEN</b>	T	M
<b>TYPE OF HEAT</b>	Forced air gas	<b>DISHWASHER</b>	X	<b>REC ROOM</b>	C	B
<b>TYPE OF COOL</b>	Central air	<b>REFRIGERATOR</b>	X	<b>LAUNDRY</b>	Conc	B
<b>EXTERIOR</b>	Shake cedar shingle	<b>RANGE</b>	X	<b>BATHROOM ( FULL)</b>	C	B
<b>ROOF</b>	Asphalt	<b>MICROWAVE</b>	X	<b>BATHROOM (FULL)</b>	T	U
<b>WATER HEATER</b>	Yes electric 40 gal	<b>FIREPLACE</b>		<b>BATHROOM (1/2)</b>	W	M
<b>SMOKE/CO2 DET</b>	Yes	<b>WOODSTOVE</b>				
<b>SCHOOLS</b>	Heartland	<b>CEILING FANS</b>	X	<b>BEDROOM</b>	C	U
<b>WATER SOURCE</b>	Well	<b>WASHER/DRYER</b>	X	<b>BEDROOM</b>	C	U
<b>SEWER SOURCE</b>	Septic			<b>BEDROOM</b>	W	M
<b>TAXES</b>	\$1,502.82			<b>BONUS ROOM/SITTING</b>	W	U
<b>GAS BILL</b>	\$160			<b>BONUS ROOM</b>	C	B
<b>ELECTRIC BILL</b>	\$250					

SHOWING INSTRUCTIONS: To see call Heritage Realtors @ 362-4427  
 AGENTS: Angela Berthold 402-730-8216 Bev Quiring 402-366-2554

LEGAL: TR IN SE 1/4 SE 1/4 EXC HWY 6-10-3 (6.92 AC)

REMARKS:  
 You may call it your retreat! You may call it a writer's paradise! You may just call it HOME! This one-of-a-kind acreage is tucked away and hidden behind trees, yet is mere yards away from pavement, located just about 2.5 miles north of I-80! The main home & barn are vintage 1920's Gordan-Van Tine design! What once was a porch is now an extended part of the living room making a serene sitting spot in front of three picture windows! The updated kitchen includes a fun prep area! Both prep area and main part of the kitchen boast beautiful updates including granite countertops, cabinets, backsplash and floors! The bedroom on the main floor includes a half bath. Walk up the beautiful open stairway to find an updated full bath. There are two bedrooms upstairs, one includes a built-in loft bed and the other includes a sitting/dressing room. A rec room, bonus room, and laundry/full bath are situated in the basement. The barn, garage, garden space and path to the second home are a short stroll from the back door. The second home could serve as guest home or a rental property. There are 2 bedrooms, a full bath, kitchen, and living room on each level (main & basement, basement has a separate entrance). This is a rare opportunity to own such a unique property! Call or text your REALTOR today to arrange for a showing! Hoist in barn is negotiable.