



316 So. Lincoln Ave.
York, NE 68467

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Suzie Ellis
Sales Agent



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ADDRESS:	BEDROOMS:	BATHS:	SQ FOOTAGE:	PRICE:
723 S Hutchins	3	1.5	1,956	\$130,000.00
OWNER:	LOT SIZE:	BASEMENT:	GARAGE:	
Dinkleman Trust	100x80	None	Double Attached	

INFORMATION HEREIN BELIEVED TO BE ACCURATE, BUT NOT WARRANTED

					Floor Cover	Level
STYLE	Ranch	SOFTENER		LIVING ROOM	C	M
POSSESSION	At Closing	PURIFIER	x	DINING ROOM	C	M
YEAR BUILT	1945	DISPOSAL		KITCHEN	V	M
TYPE OF HEAT	FA Gas	DISHWASHER	x	FAMILY/SUN ROOM	C	M
TYPE OF COOL	Central	REFRIGERATOR		LAUNDRY	V	M
EXTERIOR	Brick/Siding	RANGE	x	BATHROOM (FULL)	C	M
ROOF	Composite	MICROWAVE		BATHROOM (1/2)	V	M
WATER HEATER	Gas	FIREPLACE	x	BEDROOM	C	M
SMOKE/CO2 DET	x	WOODSTOVE		BEDROOM	C	M
SCHOOLS	York	CEILING FANS	x	BEDROOM	Cork	M
WATER SOURCE	City of York	WASHER/DRYER		ENCLOSED PATIO	Cem/Brk	M
SEWER SOURCE	City of York	UNGRND SPRNKLR				
TAXES	\$1856.81 estimate	STORAGE SHED	x			
GAS BILL	\$60/mo avg					
ELECTRIC BILL	\$100/mo avg					

SHOWING INSTRUCTIONS: To see call Heritage Realtors @ 362-4427

AGENT: Suzie Ellis PHONE 402-908-4071

LockBox	x
Code	0.02

LEGAL: W 80 Lots 7 & 8 Blk 7 Hillside Add City of York

REMARKS:
Quality-built mid-century zero-entry ranch with accessible features. Corner lot near York Country Club and Golf Course. Large picture windows give the living areas a bright open feel, but the home is cozy and warm even on the coldest and snowiest of days! The covered front porch will provide a shady summer spot to relax, while the enclosed back patio allows sheltered passage from garage to house and offers space for recreation or workshop. Home sells as is.