





Heritage Realtors
Find your way home with Heritage

Tracy Babcock
Real Estate Sales Agent

316 S Lincoln
York, NE 68467

402-937-1845 Call or Text
tlbabcock@yahoo.com
www.heritagerealtors.com

ADDRESS:	BEDROOMS:	BATHS:	SQ FOOTAGE:	PRICE:
40 Edison Ave	3	2	1,056	\$145,500.00
OWNER:	LOT SIZE:	BASEMENT:	GARAGE:	
Carlock	7,500	1,056	2 Attached	

INFORMATION HEREIN BELIEVED TO BE ACCURATE, BUT NOT WARRANTED

				LIVING ROOM	L	1
POSSESSION	As Agreed	REFRIGERATOR	X	DINING ROOM	L	1
YEAR BUILT	1970	OVEN	X	KITCHEN	T	1
TYPE OF HEAT	FAG	DISHWASHER	X	BEDROOM	C	1
TYPE OF COOL	Central	GARBAGE DISPOS	X	BEDROOM	C	1
EXTERIOR	Brick/Wood	CEILING FANS	X	BEDROOM	C	B
ROOF	Asphalt - 2011	SHED	X	BATH	T	1
WATER HEATER	Gas	MICROWAVE	X	LAUNDRY ROOM	T	1
SMOKE/CO2 DET	Yes			FAMILY ROOM	C	B
SCHOOLS	York			BATH	Concrete	B
WATER SOURCE	City					
SEWER SOURCE	City					
TAXES	\$1,851.02					
GAS BILL						
ELECTRIC BILL						

SHOWING INSTRUCTIONS: To see call Heritage Realtors @ 362-4427
 AGENT: Tracy Babcock PHONE 402-937-1845 LockBox Code Call 0.24

LEGAL: LOT 40, EDISON'S ADD CITY OF YORK

REMARKS:
 Easy living! This ranch style home features a full basement and two car attached garage. Walk in the front door into the large living and dining area. New stylish floors through out the living, dining and hall area. The kitchen features an eat-in space and includes appliances. New paint on cabinets and new tile makes the kitchen feel open and fresh. Down the hall is a large bathroom with a washer/dryer hook up and two bedrooms with large closets. The basement features a family room, a large bedroom with a new egress window, a bathroom and storage area. Outside you will fall in love with the covered patio area that is surrounded by a wooden fence for privacy, which makes for a great seasonal space. The yard includes underground sprinklers and a storage shed. Call for a private showing!