

NEW LISTING! 4 BEDROOM HOME ON TWO LOTS!

Information secured from sources deemed reliable, but cannot be guaranteed.



817 S. 2nd. Street, Albion, NE

Classic bungalow features 2 main level bedrooms, remodeled bath, spacious dining & living room, cozy kitchen with dishwasher, & range. 2 upper level bedrooms, cedar lined closets, full bath! Basement has a finished rec room. Roofing new in June of 2006! Newer 27' x 30' garage, water heater & water softener. New ceramic tile flooring in kitchen & ¾ bath!

GENERAL LISTING INFORMATION:

LOT: 137.5 x 132' **SQ FEET:** 1866 **Main Level:** 1196, **Upper Level:** 670 **more or less. BASEMENT:** Yes, utility room & rec room. **BEDROOMS:** 2 main level, 2 upper level. **BATHS:** 1 & ¾ **AGE:** 1925 **2009 REAL ESTATE TAXES:** \$1,772.21 - \$73.69 exemption **UTILITY COSTS:** Electricity: \$93.00 12 mo. avg. Gas: \$142.00 12 mo. avg. **Home has gas forced air heat. APPLIANCES INCLUDED:** Dishwasher & range. **Interior window treatments will stay. EASEMENT: YES** for ingress & egress over lot 5. **Ask Broker for a copy. LEGAL DESCRIPTION:** Lots 6 & 7, Block 39, Mansfield's Ninth Addition to Albion, Boone County, NE. **LIST PRICE: \$112,500.00**

RESIDENCE FEATURES: **Newer steel detached garage! Detached storage shed/or single car garage. Newer roofing! Remodeled main level ¾ bath! Enclosed front porch! Back patio! Very spacious upper level bedroom with 3 closets!**

ROOMS & DIMENSIONS:

ROOM	L X W	LEVEL
LIVING:	29'2" X 13'4"	1
DINING:	11'4" X 14'2"	1
KITCHEN:	15'9" X 7'7"	1
BATH: (3/4)	9' X 5'	1
BEDROOM:	13'4" X 10'6" INCL CL.	1
BEDROOM:	14'8" X 11'5"	1
Enclosed Porch:	30' x 8'	1
BEDROOM:	13'6" X 13'2" + 15'2" X 6'2" + 3'X 8' + 3 CLOSETS	2
BEDROOM:	13'5" X 9'8" + 2 CLOSETS	2
BATH:	9'2" X 5'10"	2

Note: All room measurements are approximate. Room sizes listed only to give approximate dimension. See " Seller Property Condition Disclosure Statement" for additional information. Schmadeke Inc., Real Estate Agents are limited Seller agents. Buyer will be considered a customer.

Information contained herein is believed to be accurate, but cannot be guaranteed.

Call: Schmadeke Inc. Real Estate to make an appointment to view! (402) 395-2103

Ralph Schmadeke,GRI, Broker Deborah Schmadeke, GRI, CRS, Assoc, Broker Sara Sears, Sales
Cell: 402-741-0215 cell: 402-741-1363 Cell: 1-402-649-5423