

Central Realty, Inc.

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ADDRESS: 123 Riverview Drive, Phillips

SQ. FT.: 2,081

LISTING PRICE: \$344,900.00 Price reduced

LOT SIZE: 22,491 square feet

NUMBER OF BEDROOMS: 4

(1) 13'5" x 12'11" (2) 11'6" x 9'6" (3) 11'3" x 9'7"
(4) 12'1" x 10'11"

BEDRM FLOOR COVERING: Carpet

KITCHEN: 15'8" x 11'1"

KITCHEN FLOOR COVERING: Pergo waterproof luxury vinyl plank flooring

BATHS: 1 3/4

BASEMENT: 600 sq feet unfinished

GARAGE: Attached 680' 2 car

AVE. UTILITIES: \$190 Elec & \$40 Gas

TAXES: \$2,312.14

DINING ROOM: 8'7" x 15'5"

DINING RM FLOOR COVERING: Pergo Luxury vinyl plank

LIVING ROOM: 20'9" x 13'6"

LIVING RM FLOOR COVERING: Pergo Luxury vinyl plank

OTHER: Family room 19'7" x 16'9"

SMOKE ALARM: yes

SUMP PUMP: yes

AMP SERVICE: 150 amp circuit breakers

AGE: Original house built in 1998, new addition added with 4th bedroom, Family Room and basement area in 2002

TYPE OF FURNACE AND AIR: 2 units Gas and Electric Heat pump and central air

APPLIANCES INCLUDED: Stove, Refrigerator, Dishwasher, Microwave

OTHER PERSONAL PROPERTY: Garbage Disposal, Water Softener, Fireplace, Gas powered generator (new in 2008)

COMMENTS: 4 bedroom, 1 3/4 bath all on one level Ranch style home. Lot is approximately 1/2 acre. Open concept living room, dining area. Kitchen has granite countertops. Family Room with fireplace. New waterproof luxury vinyl plank flooring in living room, dining room and kitchen in last 2 years. Master bathroom remodeled with a glass walk in shower in 2022. Interior recently repainted. Vapor barrier installed in crawlspace and Radon system added in May 2024. New 1,500 gallon septic tank and leach field in June 2024. Great location just across the bridge off Highway 34 into Hamilton County. Back yard overlooks a grassy area, so great opportunity to see wildlife. Storage shed in the backyard and area for a garden. Nice brick patio for entertaining. Owner has a Nebraska real estate Salesperson's license.