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## 939 Chestnut Friend, NE 68359



LIST PRICE: \$155,000

**One Owner Home is a MUST SEE - Inside and Out!!**

Great views, great location, great curb appeal, great living spaces -- This is one great home that you will want to see!! This home has only had one owner and it is well maintained. Both inside and out the home has many appealing features including 3 potential living areas; Fireplace; 3 bedrooms plus potential for a 4th; 2.5 baths (including master bath); large kitchen; covered rear deck; rear storage shed with double doors for easy access; low maintenance exterior; Furnace, A/C, water heater and roof all new within the past 7 years. Large lot with beautiful landscaping, underground sprinklers; and view of the city pond.

**CALL TODAY FOR A SHOWING!!**

Lot Size 100' x 175'

2014 Real Estate Taxes: \$2,737.24

12' x 12' Storage Shed

24' X 24' Attached Garage

Year Built: 1975

Size: 1971 sq' plus 712 sq' basement



MORE INFORMATION CONTACT:

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FOR



# HOME & COUNTRY LLC

Real Estate, Appraisals, Auctions, Crop Insurance & Precision AG Services

133 Maple Street Friend, NE 68359

402-947-2301

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ROOM MEASUREMENTS:

Living Room: 12' X 19'  
Entry Foyer: 6' X 10'  
Dining Room: 13' X 9'  
Kitchen: 13' X 13'  
Utility Room: 7' X 9'  
Powder Room: 4' X 7'  
Family Room: 24' X 12'

Master Bedroom: 10' X 12'  
Master Bath 8' X 7'  
Bedroom: 10' X 14'  
Bedroom: 11' X 11'  
Den: 13' X 13'  
Attic Room: 14' X 13'

Basement Room: 12' X 26'  
Basement Hobby/Shop: 18' X 12'  
Basement Mechanical Room: 8' X 7'  
  
2 car Attached Garage: 24' X 24'  
Additional Shop/Storage Shed: 12' X 12'



TOTAL Sketch by a la mode, inc.

Area Calculations Summary

Living Area		Calculation Details	
First Floor	1072 Sq ft	$10 \times 1 = 10$	$26 \times 20 = 520$
		$8 \times 10 = 80$	$14 \times 33 = 462$
Second Floor	899 Sq ft	$27 \times 25 = 675$	$16 \times 14 = 224$
Total Living Area (Rounded):		1971 Sq ft	
Non-living Area			
2 Car Attached	600 Sq ft	$25 \times 24 = 600$	
Porch	32 Sq ft	$8 \times 4 = 32$	
Deck	280 Sq ft	$28 \times 10 = 280$	
Unfinished Attic	196 Sq ft	$14 \times 14 = 196$	
Basement	712 Sq ft	$28 \times 24 = 672$	$20 \times 2 = 40$