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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, under ground 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



133 Maple Street Friend, NE 68359

FOR MORE INFORMATION CONTACT: Anita Meyer anita@homeandcountry.net Office: 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'

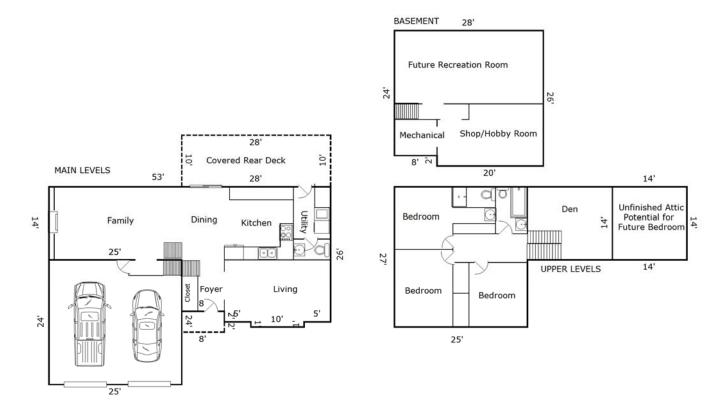
Attic Room: 14' X 13'

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	$10 \times 1 = 1$
		$26 \times 20 = 52$
		8 × 10 = 8
		$14 \times 33 = 46$
Second Floor	899 Sq ft	$27 \times 25 = 67$
		$16 \times 14 = 22$
Total Living Area (Rounded):	1971 Sq ft	
Non-living Area		
2 Car Attached	600 Sq ft	$25 \times 24 = 60$
Porch	32 Sq ft	8 × 4 = 3
Polici	32 Sq 1t	0 × 4 = 3.
Deck	280 Sq ft	$28 \times 10 = 28$
Dear	200 54 10	20 11 20 20
Unfinished Attic	196 Sq ft	$14 \times 14 = 19$
Basement	712 Sq ft	$28 \times 24 = 67$
	27 C C C C C C C C C C C C C C C C C C C	$20 \times 2 = 4$