

HOME FOR SALE



Highlights:

- Completely remodeled
- Modern updates
- Small town living



L-2300100

306 South Oak Street • Laurel, Nebraska
Offered at \$115,000



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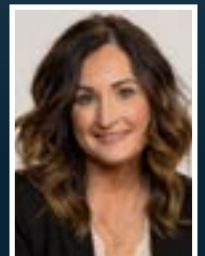
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Property Information

Description: Oh, wow, is this house adorable!! Completely remodeled in 2020 with all the most modern updates! When you walk up on the open front porch and walk in the front door, you are welcomed in by a wonderful living room that opens to the dining room and large kitchen. All with beautiful updates! Main floor has a bedroom, main bathroom and private laundry room with office space. Headed upstairs, you will find the master bedroom and a second bedroom. This one is a beauty!!! Close to school, parks, swimming pool, and downtown!



Community Features: Located in Laurel, Nebraska, where you will have small town living with an easy commute to several cities. Three highways lead into town from Norfolk or Wayne, Nebraska, Yankton, South Dakota, or Sioux City, Iowa, all within an hour or less. Laurel has small town living at its finest with a wonderful re-face-lift to the downtown area, a brand new community center and fire department, and a HUGE new renovation to the school!

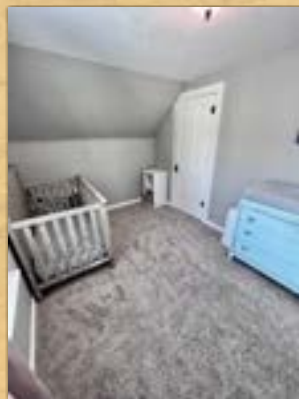
School District: Laurel-Concord-Coleridge Public Schools

Lot Size: 50' x 140' **2022 Taxes:** \$996

Price: \$115,000

Estimated Room Sizes

Master Bedroom (carpet, upstairs)	15'3 x 13'4
Bedroom (carpet, main floor)	11'7 x 8'3
Bedroom (carpet, upstairs)	9'0 x 11'5
Family Room (laminat/vinyl)	15'4 x 13'5
Dining Room (laminat/vinyl)	13'3 x 12'3
Kitchen (laminat/vinyl)	22'3 x 10'5
Laundry Room/Office (laminat/vinyl)	8'6 x 7'10
Bathroom (laminat/vinyl, main floor)	8'3 x 6'6
Basement (utility only with crawl space)	806 sq ft in utility
Total Square Footage (main floor)	1,342 sq ft
Detached Garage (extra workshop space)	28' x 18' (504 sq ft)



Information provided was obtained from sources deemed reliable, however, the broker makes no guarantees as to its accuracy. All prospective buyers are urged to inspect the property, its title, and to rely on their own conclusions. Seller reserves the right to refuse any or all offers submitted and may withdraw the property from offering without notice. Farmers National Company and its representatives are the designated agents for the seller.