

HOME FOR SALE



Highlights:

- Ranch-style Family Home
- Small-Town Living
- Well-Maintained



L-2300293

204 Lonsdale Street • Laurel, Nebraska
Offered at \$198,500



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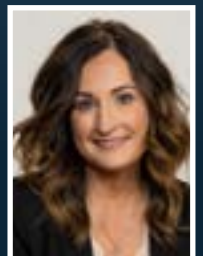
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Property Information

Property Location: Located straight up 2nd Street to Lonsdale.

Description: Very well-maintained ranch style home. This home features a large family room with access to an enclosed sunroom in the backyard. Off of the living room is a big kitchen that has been remodeled and has all new appliances. Laundry room just off the kitchen on the main floor, comes with new washer and dryer.

Three bedrooms on the main floor with one being a master that has a half bath. Main floor bathroom has also been remodeled. Full basement that has been partially finished and has a three-quarter bath. Two-car garage with a stand up freezer. The home has zero entry into the front door and only one step in from the garage. Very nice location in a great neighborhood.

Community Features: Located in Laurel, Nebraska, where three highways come and go to town for easy commute to Sioux City, Iowa, Norfolk or Wayne, Nebraska, or Yankton, South Dakota. Small town living with easy access to the city when you need it. Laurel also features a renovated downtown, new community center, new fire hall, and a school remodel project underway that will make for a wonderful new school! Lots of potential in this small town!

School District: Laurel Concord Coleridge **Lot Size:** 125' x 77.50'

2022 Real Estate Taxes: \$1,500 **Price:** \$198,500

Estimated Room Sizes

Master Bedroom (with half bath)	12.11' x 11.11'
Bedroom	11.11' x 10'
Bedroom	13.5' x 10.1'
Full Bathroom (remodeled)	8.4' x 7.3'
Kitchen (remodeled!)	14.9' x 9.10'
Family Room	22' x 13.10'
Basement (with quarter bath, partially finished)	1,379 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.