

L-2300341



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HOME FOR SALE

1022 Furnas Avenue | Cambridge, Nebraska

OFFERED AT
\$130,000

Highlights:

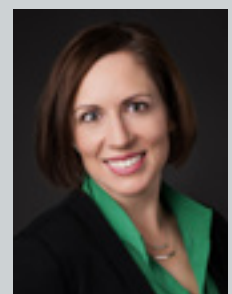
- Wonderful Neighborhood
- Brand New Air Conditioning System
- Open Concept Floor Plan



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For additional information, please contact:

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Property Information

Directions to Property:

From Highway 6 and 34, turn north on Park Avenue until you reach Neosha Street. Turn west and continue to Furnas Avenue. Property will be on the corner to the south.

Property Description:

This property features a nicely-maintained yard and landscaping, including a beautiful shade tree in the back yard. The back yard also features a small shed for mowers, gardening tools or other storage.

Residential Description:

This charming corner lot home features a brand new air conditioning system and two year old metal roof, in addition to its unique cedar shake exterior and wonderful location. As you walk in, you are welcomed by an open floor plan with a spacious living room and dining area, that includes beautiful built-in cabinetry for display as well as storage. The kitchen includes a picture window over the sink, pull out pantry shelves and a reverse osmosis faucet. Off the kitchen you'll find a bonus room and laundry station that leads to the attached garage. The main level also features two bedrooms with gorgeous mirrored closet doors, as well as a full bath and a linen closet. Down the

stairs, one finds a surprising amount of space with a family room that includes a ventless gas fireplace and a stairwell closet. The lower level also features a non conforming bedroom and three-quarter bath as well as a very spacious workshop with an exterior exit followed by an ample storage room. Appliances are negotiable.

Community Features:

Cambridge is a quintessential American small town in southwest Nebraska located along historic US Route 6 and 34. Featuring an excellent school system, six churches, a championship eighteen hole golf course, and a lively downtown area with an array of restaurants and shops, this community has maintained a steady population and continues to attract new residents.

Lot Size:

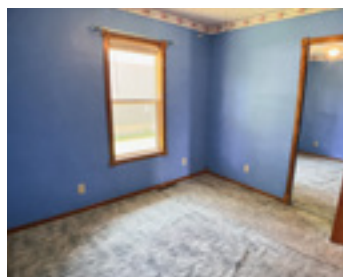
- 8,400 Square Feet

2022 Taxes:

- \$1,190.76

Price:

- \$130,000



Estimated Room Sizes

Main Floor

Bedroom	9.25' x 9.5'
Bedroom	9.3' x 9.5'
Dining Room	175 sq. ft.
Living Room	270 sq. ft.
Family Room	10' x 23' 8"
Kitchen	11' 10" x 10' 3"

Basement

Bedroom	952 sq. ft.
3/4 Bathroom	10' 8" x 9'
	8' 4" x 5' 6"

Workshop

204 sq. ft.

Garage

23' 9" x 13' 2"

Information provided was obtained from sources deemed reliable, but 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 on the reverse side are the Designated Agents for the seller.