

L-2400054



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# HOME FOR SALE

1303 Butler Drive | Cambridge, Nebraska

PRICE REDUCED!

**\$242,500**

## Highlights:

- Spacious rooms
- Exceptional neighborhood
- Very well maintained



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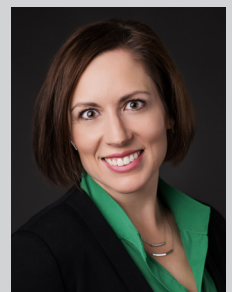
[www.FarmersNational.com](http://www.FarmersNational.com)

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## Property Information

**Residential Description:** Residing on a corner lot in a delightful, tranquil neighborhood, this 2,932 square foot, meticulously maintained home features four bedrooms (including one non-conforming) and two and a half bathrooms. The expansive front and side yards create a picturesque backdrop for relaxing evenings on the porch, and their upkeep is made convenient with an underground sprinkler system. Step inside to discover a roomy kitchen and dining area, complemented by a spacious and adaptable living room. The main level hosts three generously sized bedrooms, two bathrooms, and a sizable laundry area. The finished basement adds to the living space with a large family room, a non-conforming bedroom, additional half bathroom and two large storage rooms all of which contribute to the overall allure of this beautiful property.

**Community Features:** Cambridge is a quintessential American small town in southwest Nebraska located along historic U.S. Route 6 & 34. Featuring an excellent school system, 6 churches, a championship 18 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:

- 2,932 SqFt

### Taxes:

- \$3,111 for 2022

### Price:

- \$242,500

### Estimated Room Sizes

<b>Living Room</b>	25' x 15'
<b>Dining Room</b>	11' x 14'
<b>Kitchen</b>	14'6" x 12'8"
<b>Laundry Room</b>	11' x 7'
<b>Master Bedroom</b>	12'8" x 14'
<b>Bedroom</b>	13'6" x 11'
<b>Bedroom</b>	12'2" x 10'
<b>Master Bathroom</b>	8' x 8'
<b>Full Bathroom</b>	8' x 7'
<b>Family Room</b>	18'2" x 24'
<b>Utility Room</b>	14'6" x 12'8"
<b>Bonus Area</b>	12'6" x 12'6"
<b>Storage</b>	14'6" x 12'8"
<b>Garage</b>	24' x 24'



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.



