

# HOME FOR SALE: 40 Crestview Rd, Gering, Ne



Don't miss out on this opportunity to own this exceptional home on a large corner lot with charming landscaping. 1,416 sq. ft. on main floor with kitchen, living room, 2 bedrooms, family room, and bath. This home has lots of great features including beautiful Hickory kitchen cupboards, all appliances, island with kitchen sink, and dishwasher. Enjoy the cold winter months in the family room with a fireplace and unique mantel. In the summer, sit under the covered patio! The Basement is 1,092 sq. ft. with 2 bedrooms (1-non-conforming), family room, & bath. Attached 2 car garage & storage shed.

- ◆ 1,416 sq. ft. Main Floor
- ◆ 1,092 sq. ft. Basement
- ◆ 3 Bedrooms Plus
- ◆ 1 Non-Conforming
- ◆ 2 Baths
- ◆ Family Room w/ Fireplace
- ◆ Attached Garage
- ◆ Storage Shed 15'x14'
- ◆ Large Corner Lot
- ◆ Beautiful Landscaping
- ◆ Covered Patio
- ◆ Large Lot



## MAIN FLOOR: 1,416 SQ. Ft.

- ◆ Kitchen /Dining Combination: 12'9" x 20
- ◆ Living Room: 12'4" x 22
- ◆ 2 Bedrooms
  - Master Bedroom: 12'3" x 13'
  - 2nd Bedroom: 12' x 11'6"
- ◆ Newly Remodeled Bath on the Main Floor
- ◆ Family Room w/Fireplace: 17' x 17' & 6' x 9'
- ◆ Nice Utility Room w/Shelving: 6' x 8'6"

## BASEMENT: 1,092 Sq. Ft. Finished

- ◆ 1 Bedroom with Egress Window 12'4" x 22
- ◆ 1 Non-Conforming Bedroom 12' x 16'
- ◆ Family Room 12' x 22'
- ◆ Bath

**Legal Description:** Lot 40, Bellevue Homes Addition to Gering, Scotts Bluff Co., NE

**Real Estate Tax:** \$2,993.86

**Year Built:** 1965

## OTHER FEATURES:

- ◆ Gas Water Heater
- ◆ Central Air
- ◆ Forced Air Gas Furnace
- ◆ Water Softener & RO
- ◆ Attached Garage
- ◆ Front Wood Deck
- ◆ Covered Patio
- ◆ Garden Shed 15' x 14'
- ◆ 2023 New Shingles
- ◆ Pella Windows
- ◆ Under Ground Sprinklers

## UTILITIES:

*City of Terrytown:* High: \$160.00, Low: \$114.00, Average \$143.00

*Black Hills Energy:* High \$186, Low \$30, Average \$95

## APPLIANCES INCLUDED:

- ◆ Samsung Gas Kitchen Range & Oven
- ◆ JennAir Refrigerator
- ◆ JennAir Dishwasher
- ◆ JennAir Microwave

**Call Today to see this beautiful home!**

**Priced at \$272,500.00**

**NOTE:** This information was obtained from sources deemed to be reliable but is Not Guaranteed. Interested parties should and are expected to conduct their own analysis. All Agents representing Kraupie's Real Estate & Auctioneers are working as Seller's Agents.

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