



PROPERTY #: 2024696

REAL ESTATE TAXES: 2023 - \$5,046.66

LIST PRICE: \$485,000.00

CONTACT: Rick Foxworthy - 402.760.1100

LEGAL DESCRIPTION: Lots 3 and 5, Rebecca Knoll's Subdivision, Garfield County, Nebraska.

LOCATION/DESCRIPTION: This house sits right above the dam on the Calamus Reservoir, just a few short miles from Burwell.

COMMENTS: This property has some of the best unobstructed views of the Calamus Reservoir. The house is 3,334 total square feet with the main level including the kitchen, living room with a wood burning fireplace, dining room, office space, spare bedroom, guest bathroom, master bedroom with walk-in closet/bathroom and laundry room with an extra 1/2-bath that is attached to the 2-car garage. The fully finished basement offers 3 bedrooms, one-bathroom, extra living space with an electric fireplace and a bar area! EVERY bedroom in the house offers a view of the lake, along with the main floor deck. The yard has fence in both the front and back yards. There is an additional 16 by 40 garden shed in the back of the property! Don't wait on this property, a view like this doesn't come along often! The showing of this property is by APPOINTMENT ONLY!