



PROPERTY #:2024697

REAL ESTATE TAXES: 2023 - \$3,554.72

LIST PRICE: \$325,000.00

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LEGAL DESCRIPTION: Lots 2, 3, 16 and 17, Block 18, North Scotia Addition to the Village of Scotia, Greeley County, Nebraska.

COMMENTS: Beautiful family home is just coming on the market in Scotia! The house is 1,664 square feet with 3 bedrooms, 2 bathrooms, a cozy living space, kitchen/dining area with French doors leading out to the fenced in - manicured backyard. There is a separate mud/laundry room leading into the attached oversized 2 car garage. The WHOLE house was completely renovated in 2008, there are original hardwood floors in all of the bedrooms and living spaces - the remainder of the house is tiled. The owners are in the process of replacing the shingles and siding! The property also includes a 30 by 50 shop with 12-foot sidewalls. The shop is fully insulated and has radiant heat. There is a second house on the property - 1,039 sq feet and includes a very large living area, kitchen, 2 bedrooms and one bath. Additional pictures to follow. This property is being offered as one unit, with the option to be split.