

MLS #: S20221762A (Active) List Price: \$324,000**1408 West Wood River, NE 68883**

Area: RSW
Subdivision: West North Lawn
County: Hall
Zoning:
Elementary School: Wood River
Junior High School: Wood River
Senior High School: Wood River
Type/Style: Ranch
Bedrooms: 2
Full Baths: 2
Half Baths: 2
Basement: Yes
Apx Abv Grnd SqFt: 2268
Apx Abv Grnd SqFt Range: 2001-2300
Apx Year Built: 1976
Apx Age Range: 41-60

Living Room: Carpet
Dining Room: Kitchen/Dining Combo, Carpet
Family Room: Fireplace, Sliding Glass Doors, Carpet
Kitchen: Electric Range, Dishwasher, Garbage Disposal, Refrigerator, Microwave, Carpet, Laminate
Laundry: Main, Off Kitchen, Vinyl
Basement Details: Full, Partially Finished
Other Rooms: Master Bath
Garage Details: 2 Car, Attached
Construction/Exterior Finish: Frame, Vinyl Siding
Roof: Asphalt

Water Heater: Gas, 50 Gallons +
Heating/Cooling: Gas Forced Air
Utilities: Water Connected, Sewer Connected, Natural Gas Connected, Electricity Connected, Cable Available, Phone Available
Interior Features: Garage Door Opener, Smoke Detector
Exterior Features: Storage Shed, Covered Patio, Gutters
Fireplace: One, Gas
Window Coverings: All
Street/Road: Paved, City Maintained
Landscaping: Automatic Sprinkler, Established Yard, Good

Remarks: Large ranch-style house in great neighborhood. Formal Living Room. Separate Family Room. Two large bedrooms on main floor. Large Rec Room and two non-conforming BR's in basement, along with lots of storage space. Great, open floor plan.

James Rennau
Contact #: (308) 379-4500
Agent Email: rennauj@bankonheritage.com

HGI Realty, Inc



Information Herein Deemed Reliable but Not Guaranteed
 MLS #: S20221762A

MLS #: S20221762A (Active) List Price: \$324,000 (91 Hits)

1408 West Wood River, NE 68883



Type/Style: Ranch
Bedrooms: 2
Full Baths: 2
Half Baths: 2
3/4 Bath: 0
Basement: Yes
Garage: Yes
Apx Abv Grnd SqFt: 2268
Apx Abv Grnd SqFt Range: 2001-2300
Apx Year Built: 1976
Apx Age Range: 41-60
Price Per SQFT: \$142.86

Area: RSW
Subdivision: West North Lawn
County: Hall
Zoning:
Elementary School: Wood River
Junior High School: Wood River
Senior High School: Wood River
New Construction: No

Lot Dimensions: 100 x 150		Apx Acres: 0.3400		Waterfront: No	
Parcel #: 400180960		Estimated Taxes: 4757.14		Tax Year: 2021	
Monthly HOA Dues:		Avg Electric Expense:		Avg Gas Expense:	
Listing Conditions: Not Applicable		Flood Zone: No		Home Warranty: No	
UprLvSF: 0	MainLvSF: 2268	GrdnLvSF: 0	Bsmt SF: 2268	% Fin: 80	
Bds-U: 0	Bds-M: 2	Bds-L: 0	Bds-B: 0	AbvGrdBd: 2	
Bths-U: 0	Bths-M: 3	Bths-L: 0	Bths-B: 1	AbvGrdBth:	

	Level	Dimensions		Level	Dimensions
Living Room	Main	15 x 15	Master Bedroom	Main	14 x 15
Dining Room	Main	12 x 15	Bedroom 2	Main	12 x 14
Family Room	Main	18 x 15	Bedroom 3		
Kitchen	Main	18 x 15	Bedroom 4		
Rec Room	Basement	13 x 36	Non-Conf. BR #1	Basement	11 x 19
Storage Room	Basement	11 x 19	Non-Conf BR #2	Basement	12 x 13

Kitchen: Electric Range, Dishwasher, Garbage Disposal, Refrigerator, Microwave, Carpet, Laminate
Living Room: Carpet
Dining Room: Kitchen/Dining Combo, Carpet
Family Room: Fireplace, Sliding Glass Doors, Carpet
Laundry: Main, Off Kitchen, Vinyl
Other Rooms: Master Bath
Interior Features: Garage Door Opener, Smoke Detector

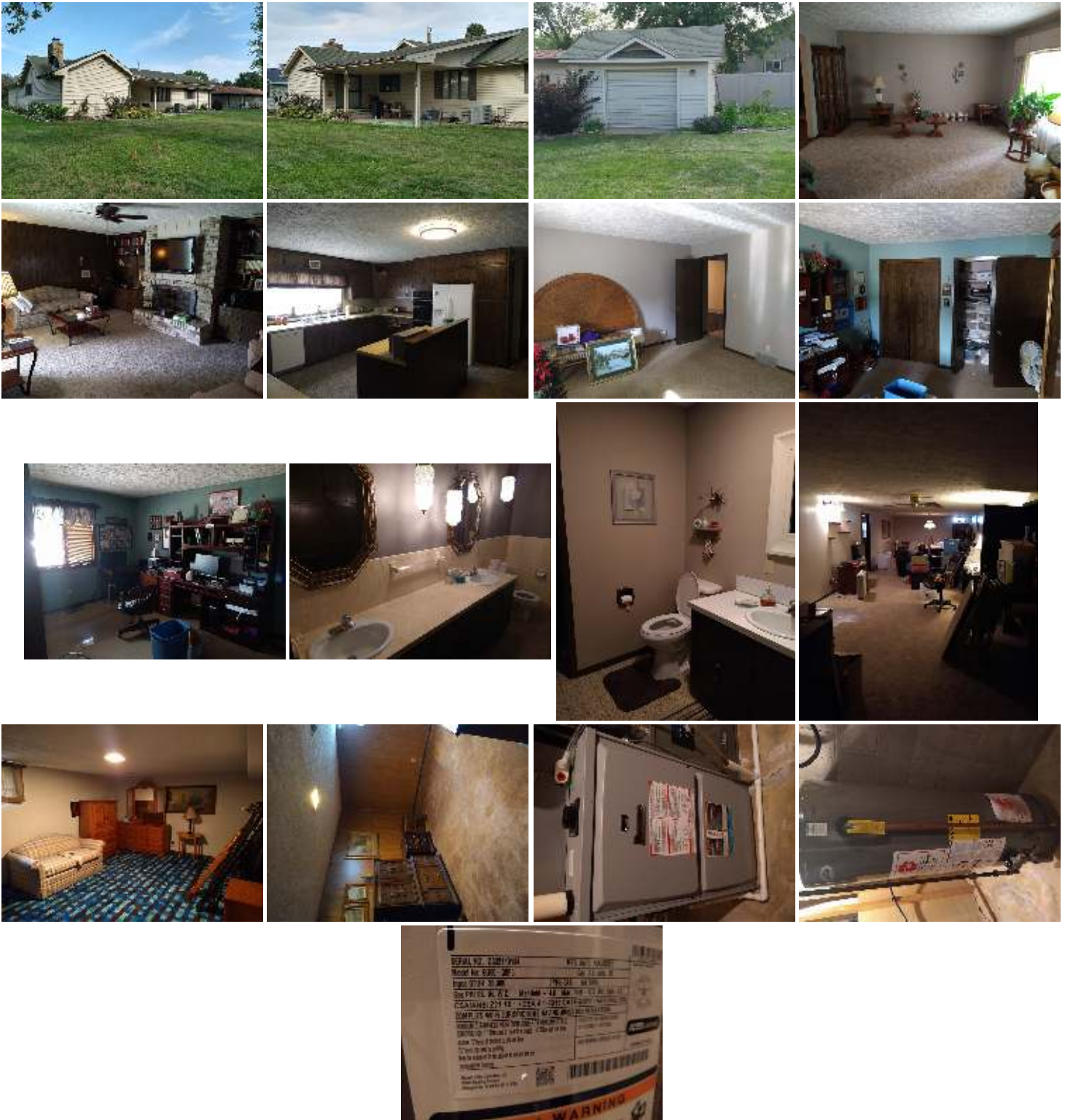
Garage Details: 2 Car, Attached
Construction/Exterior Finish: Frame, Vinyl Siding
Roof: Asphalt
Water Heater: Gas, 50 Gallons +
Heating/Cooling: Gas Forced Air
Utilities: Water Connected, Sewer Connected, Natural Gas Connected, Electricity Connected, Cable Available, Phone Available
Basement Details: Full, Partially Finished
Fireplace: One, Gas
Window Coverings: All
Exterior Features: Storage Shed, Covered Patio, Gutters
Landscaping: Automatic Sprinkler, Established Yard, Good
Street/Road: Paved, City Maintained

Legal: The South Five (5) Feet of Lot Five (5) and the North Ninety-Five (95) Feet of Lot Six (6), Block One (1), West North Lawn Second Addition to the City of Wood River, Hall County, Nebraska.

Financing Remarks:
Directions: Approx. 7 blocks north of Highway 30, on West Street in Wood River.

Remarks: Large ranch-style house in great neighborhood. Formal Living Room. Separate Family Room. Two large bedrooms on main floor. Large Rec Room and two non-conforming BR's in basement, along with lots of storage space. Great, open floor plan.
Agent Remarks: Damage from June hailstorm has been adjusted. House will have new roof, gutters, downspouts. House will have new siding on north and west sides. Room sizes are approximate. Call Jim Rennau 308.379.4500 to arrange for showing.

Sub Agent: No	Sub Agent Co-op %:	Lockbox: Yes
Buyer Agent: Yes	Buyer Agent Coop %: 2.0	Possession: At Closing
Showing Instructions: Call Agent, Appointment Only		Surveillance System In Use: No
Occupant Type: Owner	Owner:	Owner Phone:
List Date: 8/2/2022	Expire Date: 1/1/2023	Under Contract Date:
Original List Price: \$340,000	Display on Internet: Yes	Days on Market: 36
Allow AVM: No	Allow Comments: No	



Listing Office: HGI Realty, Inc (#:23)
Main: (308) 583-2262
Fax: (308) 583-2416

Listing Agent: James Rennau (#:110)
Contact #: (308) 379-4500
Agent Email: rennauj@bankonheritage.com

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