



# HOME FOR SALE

RUSHVILLE, NE

Here is one you will not want to miss!

This 3 bedroom, 2 bath home on a corner lot & a half is a must see with lots of upgrades!

Just Reduced  
**\$219,000**

- 2,304 sq ft
- 3 Bedrooms
- 2 Bathrooms
- Fully-Equipped Kitchen
- Attached Garage
- Oversized Corner Lot and Half
- New Deck with Pergola



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Sheridan45



# PROPERTY DETAILS

The front deck welcomes you in to the main level, which features a beautiful living room, dining room, walk-through kitchen, and hardwood flooring throughout. Washer/Dryer and all kitchen appliances stay with the home, including fridge, stovetop/oven, and dishwasher.

Enjoy your morning coffee with the sunrise on the brand-new deck. Entertain your guests until the sun sets with the comfort of the new pergola and built-in sunshades. The lawn, landscaping, and trees are all well-established and easily maintained with underground sprinklers.

On the finished lower level is a large family room offering many possibilities, an oversized full bath with updated flooring, storage room, and access to the single car garage. Upgrades include a new roof in 2017, a water heater in 2018, and a brand-new central air conditioning unit in 2022! Don't miss the opportunity to tour this home with gorgeous sunrises and sunsets in a very peaceful and quiet neighborhood.

Call Tommy Wiles today at 308.360.2030 for more information and to schedule a tour of this home!

## Directions to Property

From Hwy 20 in Rushville, NE, turn south on Mosler Ave. Turn left onto E. 3rd St. and then turn right onto Tiensvold Ave. The home sits on the East side of the road.

Taxes  
\$1,062.68

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