

## Listing #1



## 3415 Lakeview Drive, Kearney, NE 68845

List Price	<b>\$279,000</b> on 10/18/2024
Status	Active for Sale
Shared in MLS	Yes
Listing ID	11342674
Property Type	House (Attached)
County	Buffalo
Neighborhood	1097 - Lakeview Manor/Lakeview D
Tax ID	603704000
FEMA Flood Map	<a href="https://fema.gov/portal">fema.gov/portal</a>

### Charming split-level home situated on corner lot. - 3 Bed | 1 + 1 Bathroom | 1077sq.ft. + 559sq.ft. basement

Welcome to this charming split-level home with great bones, situated on a desirable corner lot at 3415 Lakeview Drive in Kearney. With 1,077 sq. ft. of above-grade living space and an additional 559 sq. ft. in the basement(walk out level), this home offers a solid foundation and a practical layout designed for comfort and versatility. The upper level features three cozy bedrooms with ample closet space, a hallway linen closet, and main bathroom, providing a private retreat from the main living areas. The heart of the home-the kitchen and family room-is located on the ground level, perfect for daily living and entertaining. Drinking water is set up on a Culligan system. Head downstairs to the spacious walkout basement, which boasts a large recreational room currently used as a pool table area. The space has a built in tornado shelter(Vortex Vault) for added peace of mind. In the unfinished portion you'll find access to the crawl space for the heat pump and furnace. It provides ample storage space, the washer, dryer and shower/stool. Back to the rec room it also has direct access to the garage and backyard patio. Step outside to enjoy the expansive 28' x 30' concrete patio, complete with a sturdy garden shed bolted to the cement with four 6'footings for extra stability. The fenced backyard is beautifully established and maintained with an automatic watering system for ease of care. The front yard is equally established and also maintained with an automatic sprinkler system. Key updates throughout the home include Bristol windows and a sliding patio door (installed approximately four years ago), a newer heat pump and A/C unit, a furnace replaced five years ago, and high-impact shingles for added durability. The home also benefits from preventative termite maintenance, conducted annually, ensuring long-term protection. A one-car garage and an oversized one car garage addition built in 2004, provide ample storage and parking space. Motion detecting lights as you walk through from the house and newer garage door on the original garage make these spaces great amenities. With great bones and a solid structure, this home is ready for its next owner to add their personal touch. Taxes/Tax Year: \$3,124.40/2023 Utility Average: Water/Sewer/Trash - Summer \$90 & Winter \$57, Electricity \$97.00 Approximate Dimensions: Family Room 20'6" x 12'3" Kitchen w/ eating area 16'10" x 10'8" Master Bedroom 13'7" x 10'8" Second Bedroom 10'3" x 10'1" Third Bedroom 13'7" x 10'8" Main Bath 9'5" x 4'11" Linen Closet Walk-out Basement (Rec Room) 24'1" x 12'9" Upper One Car Garage 11'11" x 22'3" Lower Oversized One Car Garage 19'6" x 22'3" Cement Patio 30' x 28' Garden Shed 13'5" x 11'9"

## Property Details

- 3 Total Bedrooms
- 1 Full Bath
- 1077 SF
- Built in 1966
- 1 Story
- Available 10/14/2024
- Split Level Style
- Partial Basement
- 559 Lower Level SF
- Lower Level: Partly Finished, Garage Access, Walk Out
- 1 Lower Level Bathroom

## Interior Features

- Pass-Through Kitchen
- Oven/Range
- Refrigerator
- Microwave
- Garbage Disposal
- Washer
- Dryer
- 7 Rooms
- Family Room
- Primary Bedroom
- Kitchen
- Forced Air
- Heat Pump
- Electric Fuel
- Gas Fuel
- Central A/C

## Exterior Features

- Frame Construction
- Vinyl Siding
- Masonry Siding
- Asphalt Shingles Roof
- Attached Garage
- 2 Garage Spaces
- Community Water
- Community Septic
- Patio
- Fence
- Corner
- Trees
- Shed

## Listed By

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Listing data is deemed reliable but is NOT guaranteed accurate.