

## Listing #1



## 46387 828th Road, Burwell, NE 68823

List Price	<b>\$325,000</b>
Status	In Contract on 10/05/2024
Shared in MLS	Yes
Listing ID	11347171
Property Type	House (Attached)
County	Garfield
Tax ID	002009400
FEMA Flood Map	<a href="https://fema.gov/portal">fema.gov/portal</a>

**Move-in ready lake home near golf course, fully furnished.** - 2 Bedroom | 2 Bathroom | 1207sq.ft. Move-in ready lake home near Calamus Golf Course, fully furnished with modern amenities, camper hookups, and a spacious deck for Sandhills relaxation-perfect for year-round living or a vacation retreat! If you enjoy golfing, hunting fishing or relaxing then this home has your name on it!! Just a chip shot away from the Calamus Golf Course and within sight of the Calamus reservoir and plenty of Public Hunting Ground is located in this area!! This Move in ready home comes equipped with all appliances, washer, dryer, 3 Flat Screen Televisions, bedroom set, dining room table and chairs, living room couch, amazing surround sound, hand crafted entertainment center and comfortable sitting chair. Whether you are looking for a permanent residence or a vacation home this one was built new construction 5 years ago, needing no maintenance. The open concept lets you talk to friends and family if you are in the kitchen, dining area or the living room. The living room also holds a mesmerizing gas fireplace. Main level laundry is super convenient! Large Master Bedroom and double sinks in the master bath so you and your better half have your own space. An additional spacious bedroom and another bathroom for your guests! Outside you have a Generous yard with an additional lot, 2 electrical 30 amp camper hook ups one on the south side of the driveway and one on the northeast side of the house for your visiting camping friends and family! On the west side of the home is an ample deck with amazing redwood ceiling and inset lights, perfect for a grill and some chairs to enjoy the fresh sandhills air, view and a refreshing beverage. Don't let this one get away, all the hard work is done on this one and Lake homes don't come around very often. Taxes/2023: \$3,272.36 Average Utilities: Gas \$95, Electricity \$88, Trash \$75 Approximate Dimensions: Kitchen 17' x 13' Dining Room 8'6" x 24' Living Room 14' x 24' Main Bath 8' x 5' Master Bedroom 14' x 15' Master Bath 10' x 8'6" Second Bedroom 19' x 10' Laundry Room 10' x 11' Garage 23' x 28' (Room 8'6" x 13' & Utility Room 8' x 9') Deck 6' x 22'

### Property Details

- 2 Total Bedrooms
- 1207 SF
- Available 9/25/2024
- 2 Full Baths
- Built in 2019

### Interior Features

- Open Kitchen
- Microwave
- Dining Room
- Forced Air
- Oven/Range
- Garbage Disposal
- Kitchen
- Central A/C
- Refrigerator
- Furnished
- Laundry
- Dishwasher
- Living Room
- 1 Fireplace

### Exterior Features

- Attached Garage
- 2 Garage Spaces
- Deck

### Listed By

**Stacey Stracke**, Stracke Land & Realty 402-340-2990 [stacey@strackerealty.com](mailto:stacey@strackerealty.com)

Listing data is deemed reliable but is NOT guaranteed accurate.