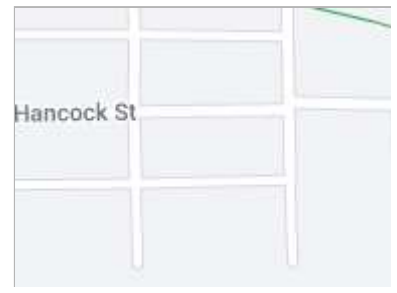


**ALL FIELDS DETAIL**



<b>MLS #</b>	33132	<b>BEDROOMS</b>	TWO
<b>Asking Price</b>	\$169,000	<b>TOTAL BATH</b>	ONE
<b>Status</b>	New Listing	<b>GARAGE CAPACITY</b>	TWO
<b>Comment</b>		<b>GARAGE TYPE</b>	ATTACHED
<b>Status</b>	ACTIVE	<b>STYLE</b>	1 1/2
<b>Class</b>	RESIDENTIAL	<b>SQ. FT. ABOVE</b>	1001-1200
<b>Type</b>	SINGLE FAMILY	<b>GROUND</b>	
<b>Area</b>	O'NEILL	<b>APPROX. AGE</b>	61+
<b>Address</b>	117 W Hancock	<b>BASEMENT</b>	YES
	Street	<b>WATERFRONT</b>	NONE
<b>City</b>	O'Neill	<b>AUCTION</b>	NO
<b>State</b>	NE	<b>Marketing</b>	Fully
<b>Zip</b>	68763	<b>Comments</b>	Renovated, modern design, open concept
<b>Sale/Rent</b>	For Sale		
<b>IDX Include</b>	Y		



**GENERAL**

<b>VOW Include</b>	Yes	<b>VOW Address</b>	Yes
<b>VOW Comment</b>	Yes	<b>VOW AVM</b>	Yes
<b>Agent</b>	Lindsay Loutzenhiser - Cell: 623-377-8077	<b>Listing Office 1</b>	Stracke Realty, LLC - Off: 402-340-2990
<b>Listing Date</b>	2/7/2024	<b>Legal</b>	O'NEILL VI; HAZELETTE ADD; BLK 16; LOTS 5-6 (partial legal obtained from Holt County Assessor)
<b>YEAR BUILT</b>	1885	<b>Baths: Main</b>	1
<b>Bedroom: Upper</b>	1	<b>Bedroom: Main</b>	1
<b>Apprx. Sq. Ft: Upper</b>	647	<b>Apprx. Sq. Ft: Main</b>	1162
<b>Apprx. Sq. Ft: Grdn Lvl</b>	1809	<b>Apprx. Sq. Ft: Basement</b>	450
<b>Apprx. Sq. Ft: % Finished</b>	0	<b>Apprx Sq Ft Above Ground</b>	1809
<b>Apprx Total Square Feet</b>	2259	<b>Original Price</b>	\$187,000
<b>Associated Document Count</b>	2	<b>Sales Broker Compensation</b>	contact office
<b>Update Date</b>	2/7/2024	<b>Status Date</b>	2/7/2024
<b>HotSheet Date</b>	2/7/2024	<b>Price Date</b>	10/20/2023
<b>Input Date</b>	9/13/2023 10:17 PM	<b>FLOOD ZONE</b>	no
<b>AVERAGE GAS</b>	41	<b>AVERAGE ELECTRIC</b>	31
<b>UTILITY REMARKS</b>	public	<b>Geocode Quality</b>	Exact Match
<b>Picture Count</b>	18	<b>Days On MLS</b>	147
<b>Input Date</b>	9/13/2023 10:17 PM	<b>Update Date</b>	2/7/2024 12:18 PM
<b>Video Count</b>	0		

**FEATURES**

<b>LIVING ROOM</b>	<b>KITCHEN</b>	<b>INTERIOR SPECIAL FEATURES</b>	<b>STREET/ROAD</b>
SLIDING GLASS DOOR	ELECTRIC RANGE	GARAGE DOOR OPENER	GRAVEL
CARPET	DISHWASHER	SMOKE DETECTOR	BLACKTOP
LAMINATE	GARBAGE DISPOSAL	WALK IN CLOSETS	CITY MAINTAINED
<b>DINING ROOM</b>	REFRIGERATOR	<b>WATER HEATER</b>	ALLEY ACCESS
LIV/DIN COMBO	MICROWAVE	GAS	SIDEWALK
KIT/DIN COMBO	PANTRY	<b>HEATING/COOLING</b>	<b>LANDSCAPING</b>
SLIDING GLASS DOOR	KITCHEN VENT	CENTRAL AIR	ESTABLISHED YARD
LAMINATE	EAT-IN	<b>ROOF</b>	GOOD
	LAMINATE	COMP/SHINGLE	<b>EXTERIOR FEATURES</b>
	ALL APPLIANCES INCL.	<b>OTHER ROOMS</b>	PATIO
	ELECTRIC HOOKUPS	MUD ROOM	STORM WINDOWS
	<b>LAUNDRY</b>	<b>POSSESSION</b>	GUTTERS
	MAIN	AT CLOSING	<b>SHOWING INSTRUCTIONS</b>
	OFF KITCHEN	<b>UTILITIES</b>	CALL AGENT
	BEDROOM LEVEL	CITY WATER	LOCK BOX
	ELECTRIC	CITY SEWER	VACANT
	LAMINATE	NATURAL GAS	
	<b>BASEMENT</b>		
	PARTIAL		

**FINANCIAL**

<b>PARCEL #</b>	450023478	<b>TAXES</b>	1201.40
<b>TAX YEAR</b>	2022		

**REMARKS**

**Remarks** \$169,000 2 Bed | 1 Bath | 1,809 sqft Experience modern elegance and convenience in this fully remodeled 2-bed, 1-bath home with a spacious open floor plan, a large backyard, 2 car insulated garage and stylish fixtures throughout!

**ADDENDUM**

**Addendum** Welcome to this beautifully remodeled 2-bedroom, 1-bath home that seamlessly combines modern main floor living with timeless charm. As you step inside, you'll be greeted by the spacious open floor plan, where the tall ceilings and large new windows create an airy and inviting atmosphere. The heart of this home is its stunning kitchen, complete with modern fixtures and a delightful coffee nook, perfect for starting your day with a fresh brewed cup of coffee or tea. The kitchen effortlessly flows into the dining and living room areas, making it ideal for entertaining or simply enjoying quality time with loved ones. One of the standout features of this home is the large mudroom/laundry room, providing ample storage space and convenience for daily tasks. The two-car insulated garage ensures your vehicles are protected and offers extra storage possibilities with attic access. Venturing outside, you'll find a generous sized back yard with newly poured cement patio, making it an ideal spot for outdoor gatherings, barbecues or simply basking in the sunshine. Weather you have a green thumb or simply enjoy the outdoors, this space offers endless possibilities. Throughout the home, you'll find modern fixtures that add a touch of elegance and functionality. With two spacious bedrooms, this home provides the perfect updated space. \*The Seller is a Licensed Real Estate Agent in Nebraska License # 20230261 Property Taxes/Tax Year: \$1,201.40/2022 Average Utilities: Gas: \$41 Electric: \$31 W/S/T: \$72

**ADDITIONAL PICTURES**



**DISCLAIMER**

This information is deemed reliable, but not guaranteed. All measurements are approximate and should be verified. The listing broker's offer of compensation is made only to Participants of the MLS where the listing is filed.