

## ALL FIELDS DETAIL



Front

<b>Mls #</b>	20231472	<b>Bedrooms</b>	4
<b>Status</b>	ACTIVE	<b>Total Bath</b>	4
<b>Class</b>	RESIDENTIAL	<b>Garage Capacity</b>	4
<b>Type</b>	SINGLE FAMILY	<b>Garage Type</b>	Attached and Detached
<b>Area</b>	Bertrand	<b>Style</b>	Ranch
<b>Asking Price</b>	\$279,900	<b>Sq. Ft. Above Ground</b>	2301-2500
<b>Address</b>	602 Medina Avenue	<b>Approx.Age</b>	41-60
<b>Address 2</b>	508 Kossuth Street	<b>Basement</b>	Yes
<b>City</b>	Bertrand	<b>Waterfront</b>	None
<b>County</b>	Phelps		
<b>State</b>	NE		
<b>Zip</b>	68927		
<b>Foreclosure</b>	No		
<b>Sale/Rent</b>	For Sale		



## GENERAL

<b>VOW Include</b>	Yes	<b>VOW Address</b>	Yes
<b>VOW Comment</b>	Yes	<b>VOW AVM</b>	Yes
<b>Listing Agent</b>	Tracy Hock - CELL: 308-627-3667	<b>Listing Office 1</b>	INVESTMENT PROPERTY EXCHANGE - Main: 308-236-8505
<b>Cooperation: Sub Agent</b>	n	<b>Cooperation: Buyer Agent</b>	y
<b>Compensation to Sub Agent</b>	n	<b>Compensation to Buyers Agent</b>	2.4
<b>Owner: Name</b>	Janyce Hock	<b>Listing Date</b>	12/6/2023
<b>Legal</b>	2 parcels: Lots 4-6 of Block 16, Original Town of Bertrand, NE. Add: Lot 7 and pt. 8, Block 16	<b>Directions</b>	At the intersection of Kossuth St and Medina Ave, Bertrand, NE. NE Corner. Add. lot directly North
<b>Year Built</b>	1964	<b>Lot Size</b>	21000
<b>Zoning</b>	Res	<b>Elementary School</b>	Bertrand
<b>Jr. High School</b>	Bertrand	<b>Senior High School</b>	Bertrand
<b>Baths: Main</b>	3	<b>Baths: Lower</b>	1
<b>Bedroom: Upper</b>	0	<b>Bedroom: Main</b>	4
<b>Bedroom: Lower</b>	0	<b>Bedroom: Basement</b>	nc
<b>Apprx. Sq. Ft: Main</b>	2473	<b>Apprx. Sq. Ft: Basement</b>	2073
<b>Apprx. Sq. Ft: % Finished</b>	30	<b>Apprx. Sq. Ft. Abv Ground</b>	2473
<b>Total Square Footage</b>	4,546	<b>Living Room: Size</b>	21X16
<b>Dining Room: Size</b>	9X11	<b>Kitchen: Size</b>	10X16
<b>Family Room: Size</b>	26X16	<b>Mstr Bdrm: Size</b>	18X15
<b>Bedroom 2: Size</b>	12X14	<b>Bedroom 3: Size</b>	12X14
<b>Bedroom 4: Size</b>	10X10	<b>Bedroom 5: Level</b>	b
<b>Bedroom 5: Non Conforming</b>	y	<b>Original Price</b>	\$279,900
<b>Lockbox Number</b>	combo	<b>Associated Document Count</b>	2
<b>DATE ENTERED</b>	12/5/2023	<b>Update Date</b>	12/20/2023
<b>Status Date</b>	12/20/2023	<b>Hotsheet Date</b>	12/20/2023
<b>Price Date</b>	12/5/2023	<b>Input Date</b>	12/5/2023 6:32 PM
<b>Cumulative DOM</b>	47	<b>Cumulative DOMLS</b>	48
<b>IDX Include</b>	Y	<b>Video/Audio Surveillance or Recording</b>	No
<b>Geocode Quality</b>	Exact Match	<b>Picture Count</b>	19
<b>Days On Market</b>	47	<b>Price Per SQFT</b>	\$113.18
<b>Days On MLS</b>	48	<b>Input Date</b>	12/5/2023 6:32 PM
<b>Update Date</b>	12/20/2023 5:14 AM	<b>Video Count</b>	0

## FEATURES

<b>Living Room</b>	<b>Basement</b>	<b>Roof</b>	<b>Landscaping</b>
Bay Window	Partial	Asphalt	Auto Under sprinkler
Carpet	Partly Finished	<b>Other Rooms</b>	Established Yard
<b>Dining Room</b>	<b>Interior Special Features</b>	Mstr Bath	Good
Formal	Garage Door Opener	Workshop	Vinyl Fence
Carpet	Smoke Detector	Office	<b>Ext Finish and Features</b>
<b>Family Room</b>	Walk In Closets	Mud Room	Deck
Carpet	Ceiling Fan	Bonus Room	Gutters
<b>Kitchen</b>	<b>Window Coverings</b>	<b>Possession</b>	<b>Showing Instructions</b>
Electric Range	Partial	At Closing	Call Agent
Dishwasher	Drapes	<b>Utilities</b>	Lock Box

**FEATURES**

Garbage Disposal	Blinds	City Water	Vacant
Refrigerator	<b>Construction</b>	City Sewer	Appointment Only
Microwave	Frame	Natural Gas	<b>Home Warranty</b>
Pantry	<b>Water Heater</b>	Electricity	No
Range Hood	Gas	<b>Street/Road</b>	<b>Outbuildings</b>
Carpet	<b>Heating/Cooling</b>	Paved	Detached Garage
<b>Laundry</b>	Gas Forced Air	City Maintained	
Main	Central Air	Alley Access	
Electric			

**FINANCIAL**

Taxes	4348.21	<b>Restricted</b>	No
<b>Parcel #</b>	3986&3987	<b>Covenant</b>	

**Agent Confidential Info** Agent is related to the seller. Combination lock box is located on the white railing by the front door. Please call agent to schedule your appointment for your showing. Additional lot is parcel #0003988.00, contains 11,340 SF, and is along Hwy 23

**REMARKS**

**Remarks** A one-of-a-kind home in Bertrand! Many have been waiting for this home to "finally" be on the market! Spacious sprawling ranch style home with poured concrete foundation and large basement with tons of storage and potential! The yard boasts a Morton 2 car detached garage great for workshop and storage space, as well as underground sprinklers, mature trees, and a large garden space. Great access and visibility from both Kossuth St and Medina Ave (parade route). The main level consists of 3 bedrooms. The master suite has a private full bath. There is a fourth bedroom/office with a half bath nearby. Walk in the front door into the grand entryway foyer with tiled floors and a 4' wide doorway! The sunken family room has great backyard views with a walkout composite deck. The basement has finished family room, bonus room (NC bedroom), and bathroom spaces, followed by large areas of unfinished storage with closets, and shelving. There is also a workshop area at the back with stairs directly to the attached garage. Enjoy the storage, or finish the space to your desires! This home is solid construction, well located, and a desirable size for the market! Dont miss out on your opportunity to own this highly sought after home, and enjoy small town Nebraska living at its finest! Agent is related to the seller. Sellers request all offers include a pre-approval letter or other proof of ability to purchase.

**ADDITIONAL PICTURES**

Rear



Detached Garage



Detached interior



Composite deck



Family Room



Kitchen



Living room



Front Foyer



Master Bedroom



Dining room



Main Bathroom



Attached garage Interior

