

For Sale ~ Lake Home

40 Jansen Circle, St. Paul, NE • \$192,000



Property Features:

Bedrooms: 4

Baths: 2

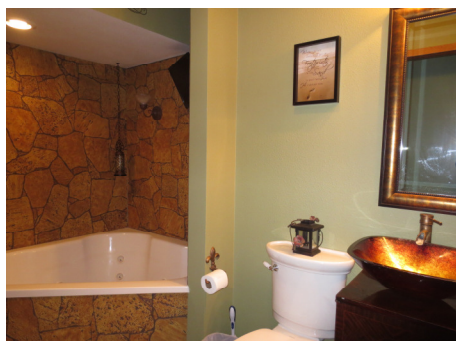
Sq. Ft. Main: 1,446 main
Total: 2,096 total

Year Built: 1985

Taxes: \$1,254.40

Lot Size: Approx. 1 acre

Legal: Lot 39 & 40 Lake
of the Woods Sub. Howard
County, NE



Enjoy life on the lake and your whole family will be fishing, tubing, swimming and many more outdoor activities! This all electric home includes two lake lots, so there is room to build a shop or add onto the home. There is a 2 car attached garage and 2 small storage bldgs. The home includes 2 main floor bedrooms and a loft with 2 bedrooms, sitting area and ½ bath. The exterior is vinyl siding and the shingles were replaced in 2012. Also new in 2012 was the hot water heater and pressure tank. UG sprinklers were new in 2014. Avg. utilities are \$130/mo., includes a pellet stove. There is a boat dock for boating convenience. Enjoy evenings on the covered patio as you watch the gorgeous Nebraska sunsets!

Legal: Lots 39 & 40 Lake of the Woods, Howard Co., NE

Visit: www.meyerrealtystpaul.com • Email: meyerrealtystpaul@gmail.com Kay's cell # 308-750-4514