

# Great Layout on a Quiet Street!



**Listed Price: \$65,000**  
**2017 Taxes: \$1,653.34**



*LARGE MASTER BEDROOM and living room is what this 3 bedroom 1 bathroom 1,136 sq. ft. home has to offer. This home is full of natural light and extra storage. The backyard offers a fully fenced-in yard for pets and kids!!*

**2105 12th Avenue**  
**Sidney, NE 69162**

## MAIN LEVEL FEATURES

- ▶ **1,136 Sq. Ft. Living Area**
- ✓ **Built in 1955**
- ✓ **Large Living Room**
- ✓ **Dining Room**
- ✓ **Open Kitchen Floorplan**
- ✓ **Master Bedroom**
  - With 2 large closets
- ✓ **2 Additional Guest Bedrooms**
- ✓ **1 Full Bathroom**
  - With Extra Storage
- ✓ **Linen Closet**

## OTHER PROPERTY FEATURES

- ✓ **Privacy Fence**
- ✓ **Large Backyard**
- ✓ **Detached Garage**
  - 308 sq. ft.
- ✓ **Back Concrete Patio**
- ✓ **Front Covered Porch**
- ✓ **House sits on 5,280 sq. ft. Lot**



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