



**701 UNION AVE.  
NORTH PLATTE, NE**



An elegantly updated and well maintained home.

**TAMI TIMMERMAN-LASHLEY**

Residential Specialist

Tami's Cell: 308-660-9468

Email: [tami@lashleyland.com](mailto:tami@lashleyland.com)

# PROPERTY HIGHLIGHTS

<b>List Price</b>	<b>\$349,000</b>
<b>Location</b>	701 Union Ave., North Platte, NE
<b>Legal Description</b>	Sun Valley Add. 6 9
<b>Taxes - Estimated</b>	<b>\$4,667.94</b>

## Property Summary

Must be seen to be believed! This home is spacious, private, elegantly updated and immaculately maintained. Quality like this all-brick home is rarely seen in new construction these days. This home feels deceptively large, and all the recent remodeling and updating was done using the highest quality materials, cabinetry, and craftsmanship. The kitchen was completely remodeled with all new appliances, granite countertops, and accent lighting in 2018. In 2019, the master bath was completely remodeled, and the other two baths received extensive updates. The high-quality roof and furnace are only five years old!

The landscaping is tasteful and genteel with beautiful mature trees and shrubs. The privacy fence is wood with brick pillars over a poured concrete perimeter, a construction project that would cost several tens of thousands to replicate. The attached garage driveway has room for three cars, with the two car garage having ample additional space for work space and storage. This home also has a detached shop accessed from the alleyway with an attached garden/storage shed. The shop has plenty of room for two vehicles, lots of tool chests along the walls and a large workbench up front. The back yard is peaceful and private, with a large patio shaded in late afternoon and a thick carpet of grass watered by underground sprinklers. The sprinkler system is on its own well. There is also a 70' concrete floored dog run with a spacious, insulated doghouse for your furry family members. This home is located in a very quiet family neighborhood with lots of majestic trees and lovely, well-built homes.

It is within walking distance to great schools, the Rec Center, parks and youth soccer and baseball fields and playgrounds. It is within blocks of grocery stores, shopping, and the hospital. It is a short 59 minute flight to Denver and only 15 minutes to 4 different golf courses.

All information herein is from sources deemed reliable, however the accuracy is not guaranteed by Lashley Land and Recreational Brokers, Inc., seller or agent. Offering is subject to error, omissions, prior sale, price change or withdrawal without notice.

**TAMI TIMMERMAN-LASHLEY**

Residential Specialist

Tami's Cell: 308-660-9468

Email: [tami@lashleyland.com](mailto:tami@lashleyland.com)

# PROPERTY HIGHLIGHTS

## Exterior

- All brick home
- House was built in 1967 with the addition in 1987
- New roof in 2014
- R38 insulation in attic, access through garage with whole downstairs for extra storage.
- All of the windows are clad by Pella with built in blinds
- House entry doors have deadbolt locks
- Garage driveway is wide enough for three cars
- Oversized two car attached garage. The garage is heated and has an abundance of storage as well as a sink, which is nice to clean up at before entering the house.
- Sprinkler system with a private well but not only watered the grass but has detached lines that also water the perennial flower gardens.
- The 6 foot privacy fence has brick columns 1 ft. square with cement 1 foot wide poured concrete under the fence.
- 12 x 14 shed for garden tools, lawnmowers, snowblowers, etc.
- 70 foot cement pad that was used for a dog kennel.
- The large cement patio is on the east side of the house which is shaded in the summer. With the privacy fence you are completely secluded from the street or the neighbors.
- Outdoor flood lights on east and south side of house, motion light on attached and detached garages.
- Aluminum flagpole is erected on the north side of the lot.
- 22 x 24 detached garage with R38 insulation in the ceiling and R30 insulation in the walls, entrance is from the alley.
- House sits on 2 lots

## Interior

- This home has 2,469 square feet of living area on one level.
- The large living room has a beautiful stone fireplace with a three-step mantle and a natural gas vent free insert. A ceiling fan moves the warm air throughout the room. The spacious area has room for a couch, chairs, entertainment enter and grand piano.
- This house has an extra large dining room that will accommodate a hutch and large table for those special meals.
- Kitchen was remodeled by Creative Interiors in 2016 with granite countertops, under cabinet lighting, new disposal, the new KitchenAid appliances include; a double oven, electric cooktop, dishwasher, microwave oven, stainless steel sink, and faucets.
- The second and third guest bedrooms are large enough to accommodate queen-size beds, and have large closets and ceiling fans. The large fourth bedroom has built-in desk and shelving as it is currently utilized as an office. The desk can be easily removed if you need to use it as a bedroom.
- Bathroom in the guest area has a tiled floor, tall stool, pedestal sink and jet tub.
- A whole house fan is in the hallway which is ideal for bringing in the cool summer air in the morning or the warmer air in the fall. It will change the air in the house in a matter of minutes.
- There is a cedar closet in the hallway.
- Master suite bedroom is 20 x 16 with room for a king bed, two LazyBoy recliner's, electric fireplace, TV and also has a ceiling fan. It's a perfect place to start your day with coffee and the news.
- Master bath was remodeled by creative interiors with tiled floor, double sinks, stainless fixtures, Onyx countertop, Onyx low entry shower, tall stool, and all new lighting in 2018.
- The large walk-in closet is very spacious and has a pocket door. There are two closets in the hallway leading to the master suite.

# PROPERTY HIGHLIGHTS

## **Mechanical**

- Gas hot water heater, 40 gallon
- Owned Culligan water softener
- New furnace and ductwork installed in 2015. When the new furnace was installed the home was zoned into three areas so that if ever desired three thermostats could be used. Air-conditioning was upgraded in 2019.
- Electric garage door opener is included

## **Expenses**

- Monthly gas \$57
- Electricity \$125

## **Insurance**

- American family insurance has a replacement value placed on the house and the detached garage at \$375,180. This does not include the cost of the lot.

## **Other**

- Within walking distance to McDonald grade school, Adams middle school in North Platte senior high school.
- Five blocks to the great Plains regional health hospital.
- Four blocks to the medical clinic.
- The North Platte mall is a short drive of only 10 blocks for shopping needs.
- You are within walking distance of two parks, with baseball, softball, soccer fields, and playground areas.
- The north Platte recreation facility which includes an indoor swimming pool is also within walking distance.

**TAMI TIMMERMAN-LASHLEY**

Residential Specialist

Tami's Cell: 308-660-9468

Email: [tami@lashleyland.com](mailto:tami@lashleyland.com)

# LOCATION MAP



**Boundary lines are estimates - Map for illustration only**

# AERIAL MAP



Boundary lines are estimates - Map for illustration only

**TAMI TIMMERMAN-LASHLEY**

Residential Specialist

Tami's Cell: 308-660-9468

Email: [tami@lashleyland.com](mailto:tami@lashleyland.com)

# PROPERTY IMAGES



# PROPERTY IMAGES



**TAMI TIMMERMAN-LASHLEY**

Residential Specialist

Tami's Cell: 308-660-9468

Email: [tami@lashleyland.com](mailto:tami@lashleyland.com)



# PROPERTY IMAGES



# PROPERTY IMAGES



**TAMI TIMMERMAN-LASHLEY**

Residential Specialist

Tami's Cell: 308-660-9468

Email: [tami@lashleyland.com](mailto:tami@lashleyland.com)

# PROPERTY IMAGES





## THE REAL ESTATE EXPERTS YOU CAN TRUST

### Contact Information

Office: 308-532-9300

Fax: 308-532-1854

Email: [info@lashleyland.com](mailto:info@lashleyland.com)

Website: [LashleyLand.com](http://LashleyLand.com)

### Mike Lashley, Owner|Broker

Amy Lashley-Johnston, Scott Saults, Skip Marland, Jordan Maassen,  
April Good, Mahaila Botts, Steve Farris, Jon Farley,  
Bryan North, Tami Timmerman-Lashley,  
Randy Helms, Dodi Osburn, and Liz Skov

Like us on Facebook

[Facebook.com/LashleyLand](https://www.facebook.com/LashleyLand)

2218 E. Walker Road • North Platte, NE 69101

## TAMI TIMMERMAN-LASHLEY

Residential Specialist

Tami's Cell: 308-660-9468

Email: [tami@lashleyland.com](mailto:tami@lashleyland.com)