



Remarks

Rare cul-de-sac opportunity w/this 4BR, 4BA, 3 car 2 story in Cattail Creek for under \$200,000. Spacious main floor incl. cozy F.Rm. w/fire place, D.Rm. opening to patio & kitchen w/ island, pantry, & ample cupboards. Also has a separate L.Rm. perfect for relaxing or creating a children's play area. Lg. Master has WI closet & nice Master BA. 2 upper BR's are good sized. Low. Lev. offers small rec area 4th BR, ¾ BA & extra storage. Great home needs just a little TLC but offers a wonderful value.

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Features & Amenities

County	Douglas County	Bedrooms	4	MLS#	21810172
Subdivision	Cattail Creek	Bathrooms	4	Status	PENDING
Living Room Size	15.8 x 12	# of Rooms	10	Tax Amount	\$4,755
Dining Room size	12.4 x 9.6	# of Fireplaces	1	Tax Year	\$2,017
Kitchen Size	26 x 9	Garage Spaces	3	Year Built	2005
Master Bedroom Size	16 x 12	3rd Floor SqFt	0	Walk-Out	No
Bedroom #2 Size	13 x 12.6	2nd Floor SqFt	849	Basement	
Bedroom #3 Size	13.4 x 10	Main Floor SqFt	1010	Grade School	Reeder
Bedroom #4 Size	13 x 12	Total Finished	2459	Jr.High School	Beadle
Family Room Size	17.8 x 13	SqFt		High School	Millard West
Other Room 1 Size		Finished Below	600		
		Grade			
		Lot Dimensions	79 x 120		

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I am supported by a company that understands the customer's needs in a dynamic and rapidly changing real estate environment. This enables me to offer the most powerful real estate services to home buyers and sellers, which includes relocation services, financing, title insurance, and much more.

This **"one stop shopping"** approach will simplify your real estate business transaction, as well as provide assistance through every step of the home buying and selling process.

Recognizing the importance of your time, plus our full spectrum of products and services, are just a few reasons why **CBSHOME Real Estate is the BEST.**

As a local resident, I know the area and can give you access to information that you can never find on the Internet! I am a professional whom you can count on for all of your home buying or selling needs.