

# 2302 Arlington Place

## \$209,000



Scott and Leann Yahnkkes  
 CBSHOME  
 Yahnkkes@cbshome.com  
 402-690-6100

MLS # 21810208 | 4 Bedrooms | 3 Bathrooms | 2 Garage Spaces | 2415 Total Sqft | 1976 Year Built



**cbshome**  
 A BERKSHIRE HATHAWAY AFFILIATE

This large split entry offers over 2400sq ft of living space, with a great location & backing to trail! 4 bed, 3 bth, 2 car. Updated baths & large kit with center isle, tons of cabinets, & SS appliances. Large fam rm w woodburning stove & access to partially covered grand composite deck overlooking fenced walkout backyd. The lower level includes a nice recrm w fireplace & rough-in for a wet bar, the 4th BR, bath, along with a surprise workroom walking out to back. Newer HVAC, radon sys, roof.

### Features & Amenities

<b>County</b>	Douglas County	<b>Bedrooms</b>	4	<b>MLS#</b>	21810208
<b>Subdivision</b>	Willow Springs-t	<b>Bathrooms</b>	3	<b>Status</b>	PENDING
	Town	<b># of Rooms</b>	9	<b>Tax Amount</b>	\$3,679
<b>Living Room Size</b>	17.3x14.6	<b># of Fireplaces</b>	2	<b>Tax Year</b>	\$2,017
<b>Dining Room size</b>	12.6x9.6	<b>Garage Spaces</b>	2	<b>Year Built</b>	1976
<b>Kitchen Size</b>	20x10	<b>3rd Floor SqFt</b>	0	<b>Walk-Out</b>	Yes
<b>Master Bedroom Size</b>	14.6x13.4	<b>2nd Floor SqFt</b>	0	<b>Basement</b>	
<b>Bedroom #2 Size</b>	14.3x9.9	<b>Main Floor SqFt</b>	1673	<b>Grade School</b>	Birchcrest
<b>Bedroom #3 Size</b>	10.9x10.6	<b>Total Finished</b>	2415	<b>Jr.High School</b>	Logan Fontenelle
<b>Bedroom #4 Size</b>	11x9.2	<b>SqFt</b>		<b>High School</b>	Bellevue West
<b>Family Room Size</b>	17.6x15	<b>Finished Below</b>	742		
<b>Other Room 1 Size</b>	17.6x15	<b>Grade</b>			
		<b>Lot Dimensions</b>	60x105		

Information has not been verified, is not guaranteed and is Copyright (c) 2018 CBSHOME