



# Ross Realty, Inc.

28 Willow Bend, Marquette, NE \$425,000



### Property Details:

Bedrooms:	4
Bathrooms:	2
Square Footage:	1,666 sq. ft.
Garage:	22' x 24' Detached
North Shed:	8.3' x 12.3'
South Shed:	10' x 12'
Year Built:	1986
Addition:	2014
Roof:	2014 Asphalt
Heat:	Electric Radiant Heat
Cooling:	2018 Central Air
Taxes 2021:	\$2800.90
Lot Size:	17,337 sq. ft.
HOA Dues:	\$425.00 yearly

### Room Dimensions:

<b>Main Floor:</b>	
Kitchen:	8.10' x 13'
Living Room:	21.3' x 22.9'
Dining:	11.4' x 9.8'
Office:	9.2' x 10.11'
Family Room:	13' x 21'
Laundry:	5.8' x 7.2'
Bedroom 1:	10.7' x 11.7'
Bathroom:	Shower
<b>2<sup>nd</sup> Story:</b>	
Bedroom 2:	11.5' x 15.4'
Bedroom 3:	14' x 15.4'
Bedroom 4:	12' x 16.7'
Bathroom:	Tub
Nook Space:	4.6' x 10'

**Comments:** 4 bedroom, 2 bath, home on the lake, all new windows in 2021, fenced in side garden, lower patio and second floor deck, includes paddle boat, and a floating dock. Private well, septic tank, underground sprinklers on separate well, propane fire place, the propane tank is owned. The septic tank, leach field and pressure tank were all new in 2010.

**Personal Property Included:** Refrigerator, Stove, Dishwasher, Microwave, Washer, Dryer, Water Softener 2021, Easy Water Purification System 2021,

The information provided is accurate to the best of our knowledge, however, discrepancies may occur. Seller and Broker shall not be held liable in such cases.

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