



104 ALBEES 3 LEWELLEN, NE



One-of-a-kind lakefront property at Lake McConaughy.

SHANE MAUCH

Sales Associate

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PROPERTY HIGHLIGHTS

List Price	\$545,000
Location	2 104 Albees 3, Lewellen, NE 69147
Legal Description	LOT 104 ALBEE'S 3RD SUB 1ABC-2-BC-AH----16 STR(1 15 41)
Taxes - Estimated	\$3,027.06

Property Summary

Welcome to your dream getaway on the shores of Lake McConaughy! This 2,352 sq ft lakefront home offers 5 bedrooms and 3.5 bathrooms, designed with hosting and comfort in mind. The wide-open main floor layout creates the perfect atmosphere for gatherings, celebrations, and relaxing lake days.

Inside, you'll find three bedrooms on the main level and two additional bedrooms in the partially finished basement/garage, providing ample space for family and guests. The home underwent significant updates in 2024, including new paint, flooring, countertops, appliances, toilets, and a new screen door. A new roof with Class 4 impact-resistant shingles was installed last fall, and the septic system was pumped just two years ago. This home is truly turnkey.

Additional highlights include:

- Shared well agreement with unlimited use for \$350/year
- Recommended road maintenance fee of \$150/year
- Supplemental baseboard heat in each bathroom
- Easement in place for the south driveway
- Shared tennis court access with the northern neighbor
- Wood-burning stove upstairs for cozy winter warmth
- Oversized 4-car garage
- Outdoor shower with hot and cold water - perfect for rinsing off after a sandy lake day

Step outside and enjoy the incredible lake views, easy water access, and the peaceful privacy this location offers. Whether you're looking for a full-time residence, a vacation home, or an investment property, this beautifully updated home is ready for its next owners.

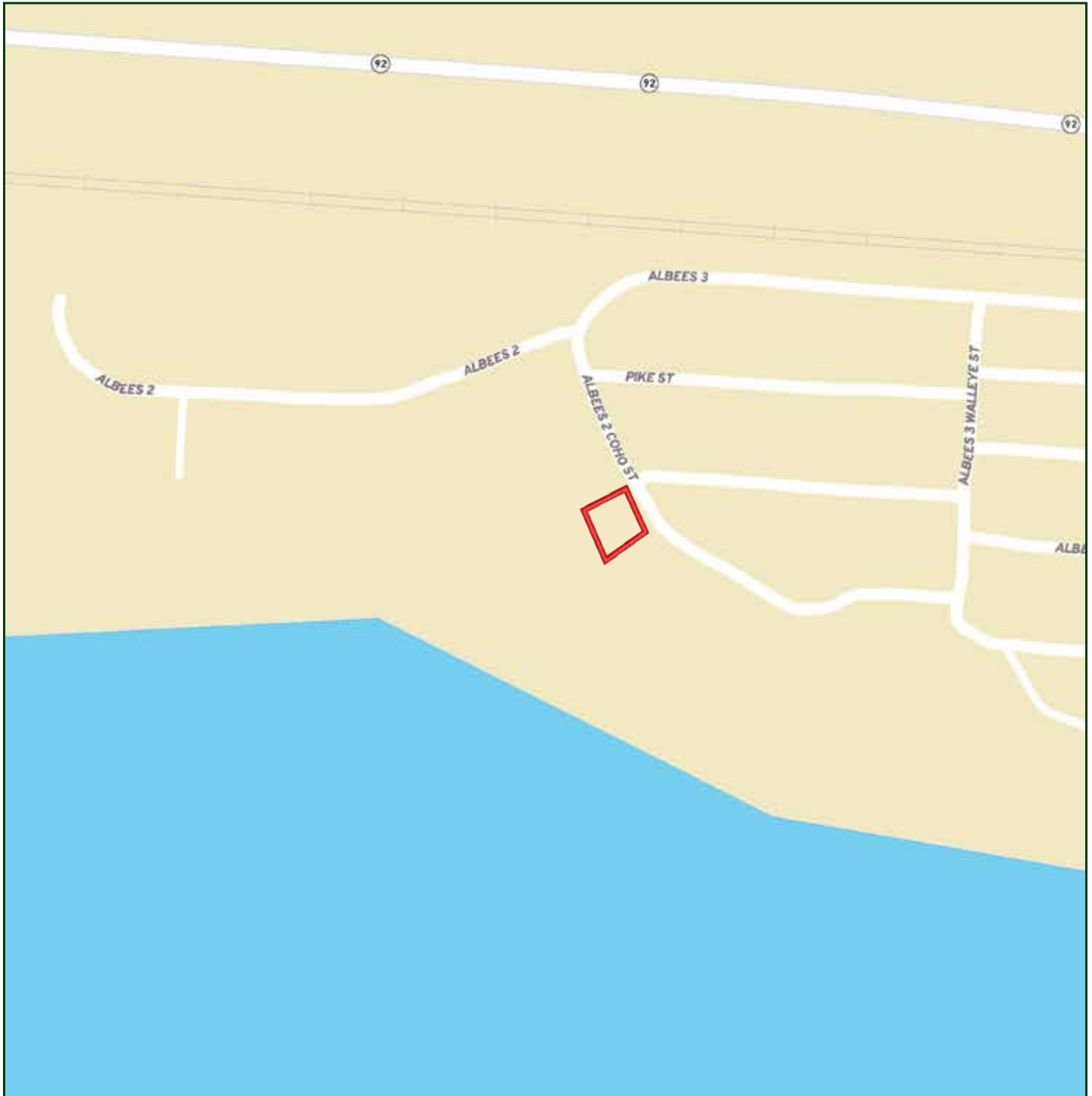
Turnkey and fully furnished options available - personal property is negotiable.

Call me today to schedule your private showing!

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LOCATION MAP



Boundary lines are estimates - Map for illustration only

AERIAL MAP



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PROPERTY IMAGES



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NEBRASKA EXPERTS, NATIONAL EXPOSURE.

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