



1 LAKESHORE EAST LEWELLEN, NE



A perfect Lake McConaughy Getaway.

SHANE MAUCH

Sales Associate

Shane's Cell: 308-660-5672

Email: shane@lashleyland.com

PROPERTY HIGHLIGHTS

List Price **\$449,000**

Location 1 Lakeshore East, Lewellen, NE 69147

Legal Description

LOT 1 LAKESHORE SUB TR 140 REPLAT 1ABC-1-BC---16 STR (6 15 40)

Acres .92±

Buyers and Sellers acknowledge all represented acres are based on the County Assessor's records. Buyers acknowledge that they are purchasing a legal description, and acknowledge that fences may or may not be on the property lines.

Taxes - Estimated **\$2,214.78**

Property Summary

Lakeshore Retreat at Big Mac

Your Perfect Lake McConaughy Getaway Awaits!

Welcome to your dream retreat at Lake McConaughy! This beautifully updated property offers comfort, convenience, and ample space for all your lake adventures.

Home Features

2,072 sq. ft. of living space

4 bedrooms (or 3 bedrooms + office)

2 bathrooms

Open-concept living area and kitchen

Walk-in closets in every bedroom

Newly added covered back patio, perfect for relaxing after a day on the water

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.

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PROPERTY HIGHLIGHTS

Recent Updates Include:

New roof, siding, gutters, soffit & fascia on house and garage

New Windows

New metal roof on the 32x40 shop

New AC unit

New well motor & leach field

On-demand water heater

Updated carpet & hardwood flooring

New kitchen countertops & sink

Washer & dryer included

Rainbird sprinkler control box (underground sprinklers)

Storage & Space for All Your Lake Toys

24x30 detached garage with opener & built-in storage

32x40 metal shop with opener & built-in storage

Owned propane tank

The home is being offered fully furnished, making it truly move-in ready.

Location Perks

Situated on deeded land and conveniently close to:

Beach access

Boat launches

Fish cleaning stations

Hunting opportunities

Whether you're looking for a full-time residence, weekend escape, or investment opportunity, this property checks all the boxes. Call today to schedule your private showing!

LOCATION MAP



Boundary lines are estimates - Map for illustration only

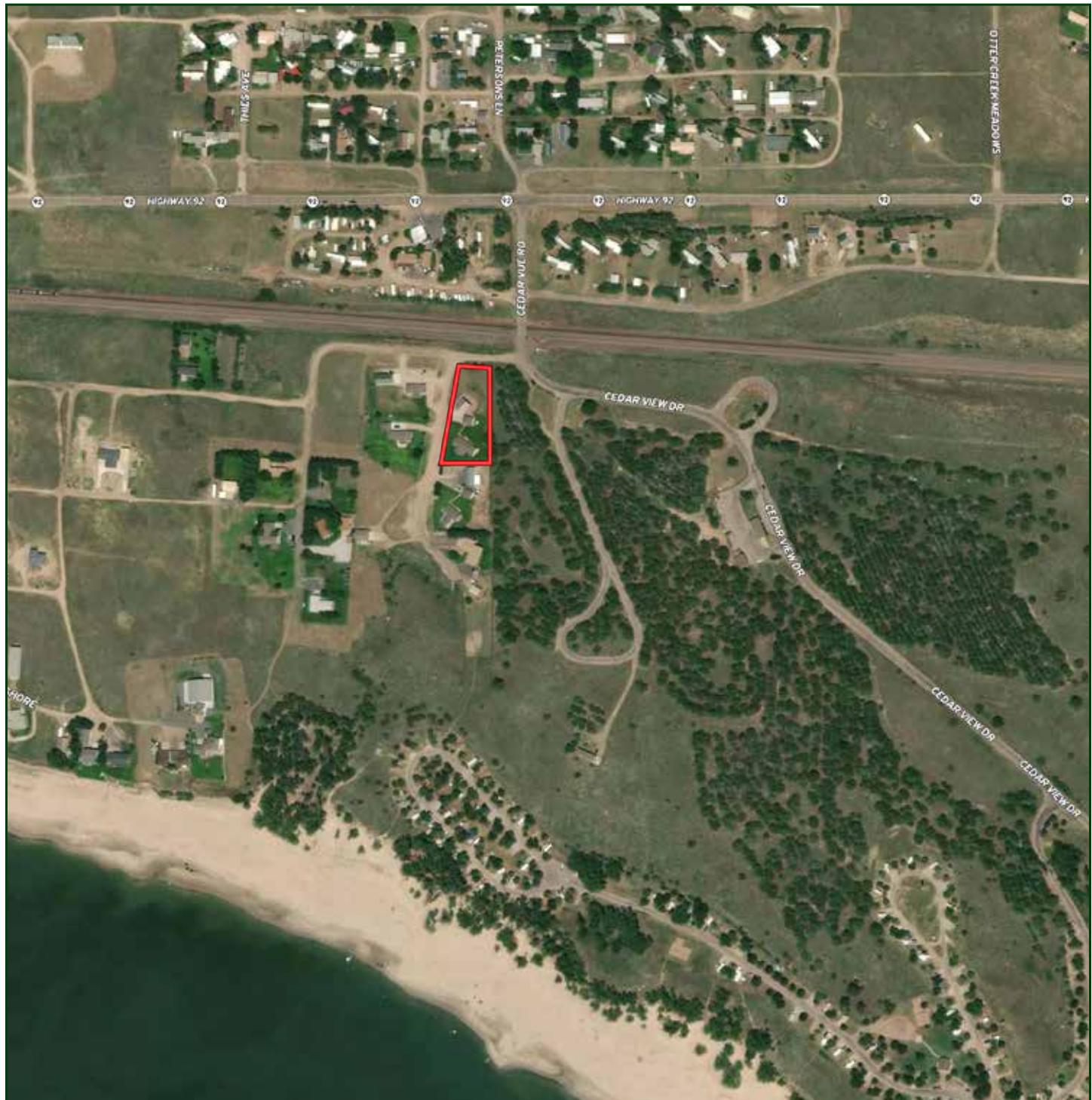
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AERIAL MAP



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PROPERTY IMAGES



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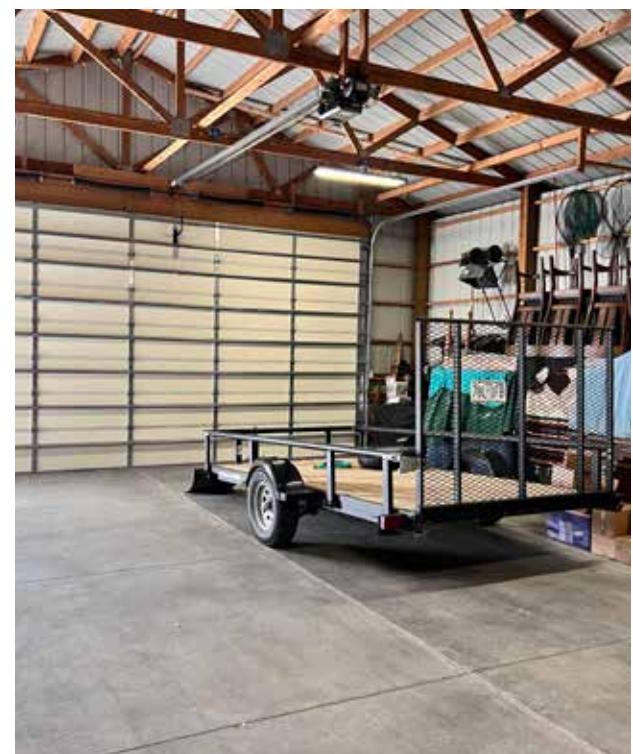
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NEBRASKA EXPERTS, NATIONAL EXPOSURE.

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