



**1215 W. PHILIP AVE.
NORTH PLATTE, NE**



A move-in ready 3 bedroom home with updates.

TAMI TIMMERMAN-LASHLEY

Residential Specialist

Tami's Cell: 308-660-9468

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PROPERTY HIGHLIGHTS

List Price

\$265,000

Location

1215 W. Philip Ave., North Platte, NE 69101

Legal Description

LOT 14, BLOCK 7, SUN VALLEY ADDITION TO NORTH PLATTE, LINCOLN COUNTY, NEBRASKA

Acres

.22±

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

\$2,398.30

Property Summary

Welcome to this light and bright three-bedroom, two bath home, conveniently close to downtown, schools, and shopping. Inside, enjoy brand new flooring throughout, with LVP in the primary bedroom, which also features its own private ensuite bath. You'll appreciate the many big-ticket updates already done, including a new furnace and air conditioner, water heater, and water softener, front door, fully fenced backyard, covered patio, and a new roof in 2025. The home also has new PVC plumbing. With a one car attached garage, a private fenced yard and so many updates, this home is a move-in ready option that's perfect for a family or anyone looking to downsize and stay close to town. All information is taken from the Lincoln County Assessor card and is not guaranteed or in no way a warranty.

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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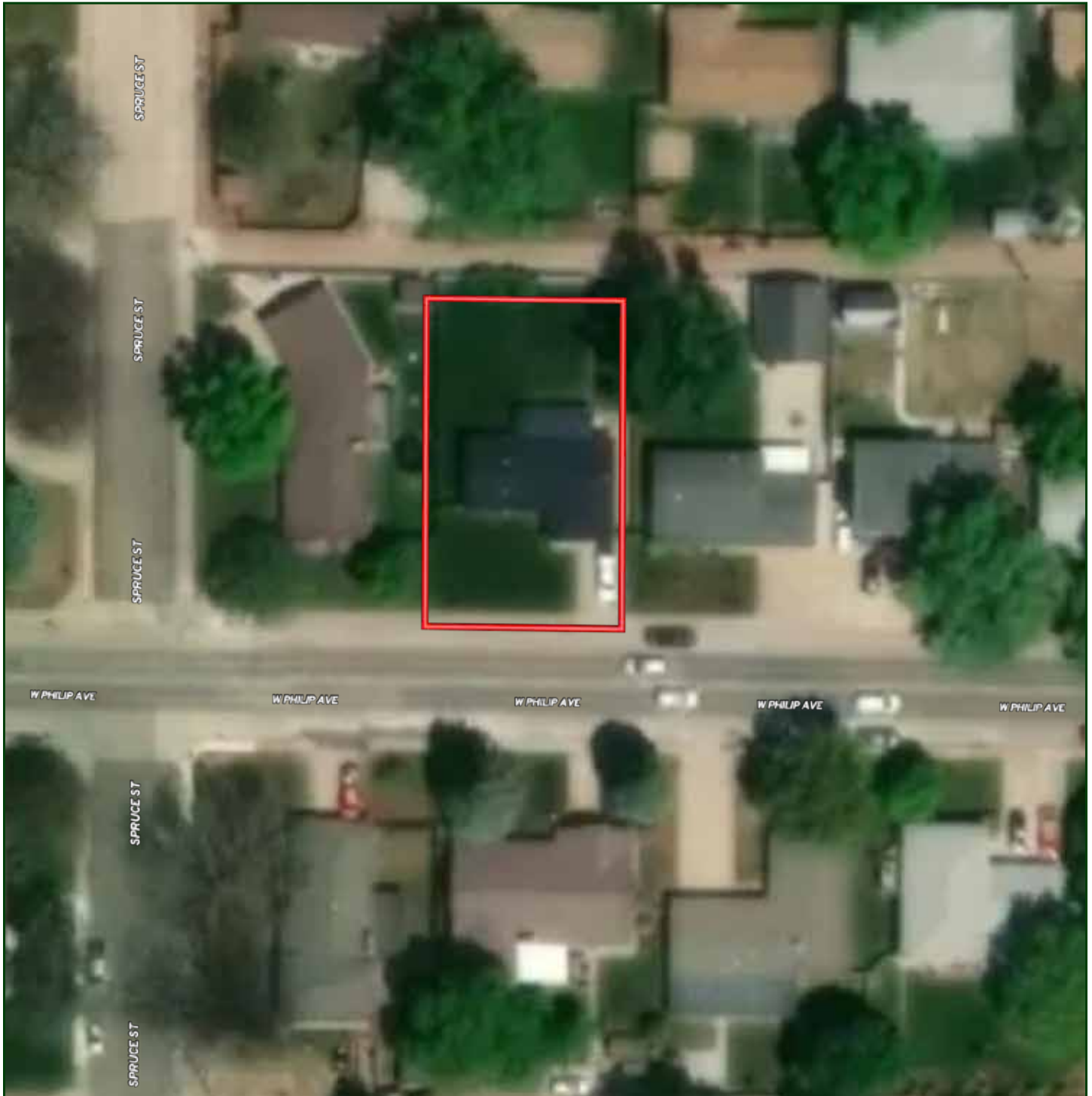
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LOCATION MAP



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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