

TAKE A TOUR AT - www.janf.com/17207.htm



**17207
Hickory Pl.
\$175,000**



2BR/2BA - 1567 AG approximate

- * designer details, white Plantation shutters & crown mld
- * extra wide white baseboards, duets, unique ceiling fan
- * maintenance free vinyl exterior, white vinyl fenced yard
- * open ranch plan w/maple kitchen open to FR & DR
- * ceramic tile floor in foyer, 2 baths & kitchen
- * 9' ceilings, neutral decor, huge daylight basement
- * FR w/gas fireplace & built-in entertainment center
- * master w/whirlpool tub, double sinks, walk-in
- * formal living & dining rooms w/access to deck
- * 2 car garage, walking trails, park & lake nearby



The Faulkners - Jan & Dave
Jan - 690.5263 ASSOCIATE BROKER, CRS, GRI - DAVE - 677.0620 FULL TIME AGENT
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“IT’S ALL ABOUT TRUST”



Entrance

covered entrance
extra wide front door

Entry - (5-4x4-10)

ceramic tile
transom window above
door
coat closet

Kitchen - (15-10x18)

ceramic tile floor
maple cabinets
open soffits
ceramic tile counter tops
refrigerator stays
gas cooktop
oven
built-in microwave
pantry
planning desk
dishwasher
disposal '09
breakfast bar
2" white wood blinds
recessed canned lighting
access to utility closet

Living Room - (20-6x13)

white plantation shutters
drapes
designer ceiling fan
white railing on staircase
to basement
white crown molding
curved entrance to kitchen

Dining Room - (11-5x9-7)

oversized slider door to
deck
drapes
white crown molding

Family Room - (15x13-4

white crown molding
built-in entertainment area
gas fireplace
drapes
designer ceiling fan

Utility Room - (5-4x3)

closet utility in kitchen w/
open soffits above
ceramic tile floor

Master Bedroom - (13- 7x12)

walk-in closet
organizer closet w/shelves
large window w/duet
blinds
lighted curio area outside
doorway to master bed-
room

Master Bath

whirlpool
double sinks
ceramic tile counter top
ceramic tile shower over
tub
ceramic tile floor
etched glass window
medicine cabinet

BR#2 - (11-10x10)

double closet
duet blinds

Main Bath

ceramic tile floor
tub w/ceramic tile shower
large window above
shower area
white vanity

Linen Closet

in hallway

Misc.

poured foundation
9' ceilings throughout
main floor
extra wide white
baseboards throughout
huge basement w/2 day-
light windows w/mini
blinds plus 2 regular
windows w/mini blinds
rough-in for bath in base-
ment
vinyl siding & vinyl clad
windows
water softener stays
Culligan water purifier
stays
sump pit w/pump
2 car garage w/GDO & 2
remotes
security system

Yard - (48x93)

extensive landscaping
rock & brick edging
sprinkler system
white vinyl fence
2 mature trees
walk to nearby park, lake
& walking trails

Homeowner Associa- tion

\$100 monthly
snow removal
lawn care
common area mainte-
nance

Taxes - \$3,898

Home Built - 2001

Schools - Elkhorn

“OUR PROFESSIONAL TOUCH”