TAKE A TOUR AT - www.janf.com/2007.htm

2007
N. 51th St.

$110,000

3BR/1BA

1333 AG approximate

* new roof '02, covered front porch,new inertior paint
* hardwood floors, extra wide baseboards
* kitchen w/eating area, gas range, blt-in microwave
* formal LR, wood entry door w/beveled glass panes
* formal dining room
* hollywood bath between master & BR#2
* large 3rd BR w/walk-in closet on second floor
* all newer vinyl clad windows on main floor '02
* partially finished rec room in lower level
* 1 car detached garage w/GDO

The Faulkners - Jan & Dave

Jan - 690.5263 ASSOCIATE BROKER, CRS, GRI - DAVE - 677.0620 FULL TIME AGENT

E-Mail -Jan@JanFaulkner.com - Dave@DaveFaulkner.com - www.janf.com

"IT'S ALL ABOUT TRUST"

Entrance
covered front porch

Entry
2 side lights
6 panes of beveled glass in entry door

Kitchen - (12x9-5)
built-in microwave
gas range
eating area
frig stays
vinyl floor
double closet pantry
pleated shades
new paint

Living Room - (18-9x13-2)
hardwood floors
mini blinds
extra wide baseboard
new paint

Dining Room - (15-5x10-8)
hardwood floors
3 windows
mini blinds
extra wide baseboard
new paint

Rec Room - (30-9x12-6)
in basement
knotty pine wainscoting on 1 wall
2 windows w/curtains
partial finish - needs floor covering
shelves stay

Utility Room - 12-3x11-4)
2 windows curtain
gas dryer hookup

Master Bedroom - (11-9x11-5)
hardwood floors
closet
blinds
drapes
new paint

Master Bath
tub - no shower
wood floor
linen closet
new paint

BR#2 - (10-3x10-2)
closet
wood floor
mini blinds
access to master bath
new paint

BR#3 - (31-4x12-2)
2nd floor
knotty pine wainscoting
naroor plank hardwood floor
walk-in closet
wall of closets & storage
2 windows
curtains
new paint

Workshop - (19-3x11-10)
in basement
workbench stays

Misc.
walk to nearby park
circuit breaker electrical panel
driveway & 1 car garage off alley just east of 51st & Blondo
roof new in '02
Trane furnace '93
A/C
exterior stone & vinyl

Yard - (50x136)
wood & chain link fencing belongs to neighbors

Taxes - $2,596

Home Built 1925

Schools - Omaha

"OUR PROFESSIONAL TOUCH"