



Service. Strength. Stability.

www.HomeRealEstate.com



**7100 Beaver Hollow Cir Lincoln, NE 68516-3028**  
**\$242,000**

Great Walkout Ranch on a cul-de-sac in Cripple Creek South! Curb appeal starts with gorgeous landscaping. Enter a spacious tiled entry with skylight. Very roomy updated kitchen with granite countertops, beautiful glass tile backsplash, new tile flooring and new stainless steel appliances. Both informal and formal dining areas with the formal dining area adjoining the living room. Cathedral ceiling in living room gives a very open feel to this floor plan. French doors open to the master bedroom featuring coffered ceiling, 3/4 master bath & walk in closet. Fully finished basement with enormous family room, woodburning fireplace, 4th legal bedroom and another 3/4 bath. Very nice deck overlooks the large backyard with privacy fence.

**Directions:** South of Pine Lake Rd on S.40th St to Eagle Ridge Rd, go east to Beaver Hollow Cir then left to property

ML#:10082355	Year Built: 1993	Foundation	Pour. Concrete
Property Type	Residential	Roof	Comp./Shingle
Property SubType	Detached Residential	Exterior	Brick, Steel
Parcel ID	1620101034000	New Construction	No
Beds: 4	Baths : 2.50	Level 1 sq.ft	1695
Approx Square Feet	1689 County Assessor	Total Bsmt Sq Ft	1695
Lot Sq Ft (approx)	9100	Bsmt Sq Ft Finished	1350
Lot Acres (approx)	0.209	# of Fireplaces	1
Price/SqFt	\$143.28	Daylight Bsmt	Yes
Cross Street	Eagle Ridge Rd	Walkout Bsmt	Yes
County	Lancaster	Interior Features	Ceiling Fan, Drain Tile, Formal Dining Room, Skylight
Subarea	Cripple Creek South	Exterior Features	Deck, Fenced Yard, Patio, Undergrnd Sprinklers
School District	Lincoln Pub. Schools	Appliances	Dishwasher, Disposal, Humidifier, Microwave Oven, Range/Oven, Smoke Detector
Elementary Schools	Humann	Misc. Features	Garage Door Opener
Middle Schools	Pound	Fireplace Type	Gas Log Lighter, Wood Burning
High Schools	Lincoln Southeast	Heating	Forced Air
Tax ID	2046953	Heating Fuel	Natural Gas
Taxes	\$4408.00	Cooling	Central
Zoning	R-3	Cooling Fuel	Electric
Flood Zone	None	Master Bedroom	16x12 Level: 1
Lot Dimensions	70x130x70x130	2nd Bedroom	12x12 Level: 1
Lot Size	0.00-0.49 Acres	3rd Bedroom	12x10 Level: 1
Lot Features	Cul-de-sac	4th Bedroom	14x13 Level: Basement
Legal Description	Cripple Creek South Blk 1 Lot 34 LLCN	Laundry Room	6x7 Level: 1
Master Bath	Yes		
Garage Type	Attached		
Garage	2		

**Presented By:**

**Nelda J Hunt**

Primary: 402-730-6897  
 Secondary: 402-436-3209  
 Other: 402-436-3232  
 E-mail: nelhunt@aol.com  
 Web Page: <http://www.NeldaHunthomes.com>



June 2010

**Home Real Estate - Pine Lake**

7211 S. 27th St.  
 Lincoln, NE 68512  
 402-436-3232  
 Fax: 402-436-3299  
**See our listings online:**  
<http://www.HomeRealEstate.com>



The above featured property may not be listed by the office/agent presenting this brochure.  
 All data subject to ERRORS, OMISSIONS or REVISIONS and is NOT WARRANTED. - Copyright: 2010 by Midlands MLS and the Listing Broker.



Copyright ©2010 Rapattoni Corporation. All rights reserved.