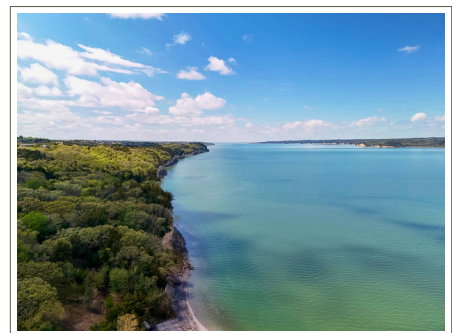
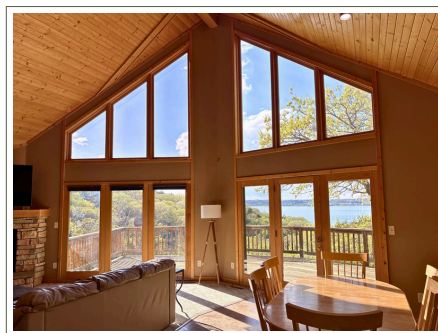


303 RIDGE LOOP, CROFTON, NE

PRICED AT
\$625,000



**PROPERTY
EXCHANGE
PARTNERS**



3 Bedrooms



3 Bathrooms



1.42 Acres



Large Detached 2-Car
With Loft &
Oversized Built-in 1-Car

BUILT: 2001

2025 RE TAXES: \$4,858.84

SIZE: 2,037 finished sq ft

Gorgeous cabin nestled in the oak trees in Hideaway Acres overlooking Lewis & Clark Lake. Featuring vaulted ceilings and a wall of floor-to-ceiling windows showcasing the stunning views. Move-in ready with all appliances and furnishings included—just in time to enjoy everything this cabin has to offer this summer!



ALLYSON AVERY

Sales Associate / REALTOR®

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MAIN LEVEL 1,010 finished sq ft

DINING ROOM: stone-looking vinyl flooring

EAT-IN KITCHEN: stone-looking vinyl flooring, knotty pine cabinets, refrigerator, dishwasher, stove, microwave, island, pantry

LIVING AREA: carpet, ceiling fan, gas fireplace with stone surround and wood mantel

PRIMARY BEDROOM: double wood doors to the living room, wood plank ceiling with exposed beams, carpet, ceiling fan, two closets one with built-in shelving

EN-SUITE BATHROOM: ceramic tile flooring, single vanity with laminate countertop and mirror with light, knotty pine cabinets, walk-in shower, exhaust vent, toilet

LOFT 370 finished sq ft

Open staircase to loft with wood railing, loft overlooking the living area, under-eave storage

BEDROOM: carpet, knotty pine tongue and groove ceiling, ceiling fan, closet with built-ins

EN-SUITE BATHROOM: ceramic tile flooring, single vanity with laminate countertop and mirror with light, walk-in shower, exhaust fan, toilet

WALK-OUT BASEMENT WITH GARAGE ACCESS 718 total sq ft 657 finished sq ft / 61 sq ft unfinished

BUILT-IN ONE-CAR GARAGE: 266 sq ft, electric garage door opener, utility closet with furnace, water heater, utility sink, 200 amp breaker box, water shut off

FAMILY ROOM: carpet, sliding glass door to patio, ceiling fan

BEDROOM: carpet, ceiling fan, closet

HALLWAY: carpet, laundry closet (washer & dryer stay), linen closet

BATHROOM: ceramic tile flooring, single vanity with laminate countertop and mirror with light, knotty pine cabinets, walk-in shower, exhaust vent, toilet

ADDITIONAL INFORMATION

- **PERSONAL PROPERTY:** all remaining personal property stays with the exception of the T.V., lily pad, and maintenance items in the garage.
- **HOA DUES:** Annual general membership fee of \$400, plus an annual household water usage fee of \$1,300 for full-time residents (6+ months per year) or \$875 for part-time residents (less than 6 months per year). Additional in ground watering system for lawn or property is \$700/year, which covers up to 6 hours per week during the summer season. An additional \$70/hour fee applies for usage exceeding this limit.
- **DETACHED TWO-CAR GARAGE WITH UNFINISHED LOFT:** 900 sq ft, breaker box, manual garage doors
- Central air conditioning, new gas forced air furnace (Jan 2026), new water heater (Jan 2026)
- Septic system
- Propane tank rented by TLC Propane (605) 665-9522
- **UTILITIES:** Electricity provided by Cedar-Knox Public Power District. Rural water provided by Lewis & Clark; currently included in HOA dues, with separate usage-based billing beginning January 2027. Internet supplied by Great Plains Communications.
- **SPECIAL NOTE:** Listing Agent is related to the Sellers.

INFORMATION IS DEEMED RELIABLE, BUT NOT GUARANTEED