

2217 HIGHVIEW DR, WAYNE, NE

PRICED AT
\$240,000



3 Bedrooms



1.5 Bathrooms



21,344 sq ft lot



Attached 1-Car
Garage

BUILT: 1979

2025 RE TAXES: \$ 1,969.10

SIZE: 1,232 sq ft above grade

Located in the quiet Muhs Acres subdivision, this three bedroom, one and a half bathroom ranch-style home provides comfort and convenience. Enjoy the peaceful setting and large backyard, ideal for relaxing or entertaining.



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MAIN LEVEL 1,232 sq ft

LIVING AREA: carpet, vinyl floor at entry, ceiling fan, coat closet

DINING/KITCHEN: garbage disposal, gas stove, refrigerator, microwave/rangehood, island, two pantry closets, sliding glass doors to the back deck

NORTHWEST BEDROOM: carpet, ceiling fan, closet

SOUTHWEST BEDROOM: carpet, closet

NORTHEAST BEDROOM: carpet, ceiling fan, closet with attic scuttle

BATHROOM: LVP flooring, vanity with mirror above, shower/tub, toilet (NEW), exhaust fan

LAUNDRY: utility sink, washer and dryer, second door to the deck

WALK-OUT BASEMENT 1,232 total sq ft (840 finished sq ft / 392 unfinished sq ft)

FAMILY ROOM: carpet, storage under the stairs with a folding accordion door, 200 amp breaker box

HALF BATHROOM: vinyl floor, vanity with sink, toilet (NEW)

BONUS ROOM: carpet, ceiling fan, paneled walls

MECHANICAL ROOM/STORAGE ROOM: concrete floors, water softener, water heater (2018), heat pump, floor drain, workbench

ATTACHED GARAGE 448 sq ft

Unfinished, pedestrian door to the backyard and one to the front driveway, electric opener with remote, northeast corner has settling that the sellers have been given a verbal estimate from Everett Schultz that to repair the garage would be estimated to be between \$5,000-\$6,000

ADDITIONAL INFORMATION

- New flooring throughout with the exception of the kitchen and laundry room
- Outdoor living spaces of a back deck measuring approx. 26.5' x 10' (227.5 sq ft) and a half circle brick paver patio at the front to take in the neighborhood
- Yard shed
- Heat pump/Central air conditioning
- Propane tank is owned

INFORMATION IS DEEMED RELIABLE, BUT NOT GUARANTEED

