

# Newer Ranch Style Home!!



Residential Property Address: **806 Brookdale Dr., Wayne**

**Price: \$139,000**

Subdivision: Western Ridge II Addition

Legal Description: Lot 6, Western Ridge II Addition to the city of Wayne, Wayne County, Nebraska

Schools: Wayne Public Schools, St. Mary's Elementary

Annual Tax: 2,342.66 Possession date: Negotiable Year Built: 2010

## Property Details

**Lot Size:** 8,751 sq. ft.

**Siding:** Vinyl

**Roof:** Asphalt shingles

**Foundation:** Poured

**Cooling:** Central Air

**Heating:** Heat Pump

**Water Heater:** 50 gal Electric

**250 Amp Breaker Box**

**Passive Radon System**

**Garage:** 2 car w/ opener

## Interior Features

Main Level 1,320 sq. ft.

Insulation: R21 Wall  
R60 Attic

## Main Floor

**Kitchen:** 10' x 14' 6"

**Dinette:** 11' x 14' 6"

**Living Room:** 13' 8" x 21'

**Master Bedroom:** 14' 7" x 12' 4"

**Master Bath:** 9' 10" x 5' 6"

**Bedroom #2:** 13' 10" x 10' 2"

**Main Bath:** 8' 8" x 5' 4"

## Basement (Unfinished)

(All dimensions are approximate.)

This home has zero entry in from the garage and also has full 3' hallways and doors to allow for wheelchair ease if needed.

Also zero entry shower in master bath.



*The information contained within this data sheet, although believed to be accurate, is not warranted.*



206 Main St. Wayne

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