

CLIENT DETAIL **8413 Girard Street** **rent \$1,200**



MLS # **20804857**
 Status **FOR RENT**
 Area **223**
 Property Subtype **Detached Housing**
 City **Omaha**
 State **NE**
 Zip **68122**
 Bedrooms **4**
 Bathrooms **2**
 # of Rooms **8**

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GENERAL

| | | | | | |
|-------------------|-------------------------------|----------------------|----------------------|----------------------|--------------------|
| Style | Split Entry | Total Finished SqFt | 1902 | Living Room Size | 19.3x12.10 |
| Year Built | 1996 | 3rd Floor SqFt | 0 | Dining Room Size | |
| New Construction | Not New and NOT a Mode | 2nd Floor SqFt | 0 | Kitchen Size | 15.8x10.10 |
| County | Douglas County | Main Floor SqFt | 1024 | Family Room Size | 17.7x12.3 |
| Legal Description | Somerset Lot 50 | Above Grade SQFT | 1024 | Rec Room Size | |
| Subdivision | Somerset | Finished Below Grade | 878 | Master Bedroom Size | 14.6x13.9 |
| Condo/Townhouse | No | Walk-Out Basement | Yes | Bedroom #2 Size | 9.0x9.0 |
| Sub-Area | 2232 | Lot Size Range | < 1/4 Acre | Bedroom #3 Size | 11.3x11.2 |
| SID | 386 | Lot Dimensions | 56x120 | Bedroom #4 Size | 10.9x8.9 |
| GARAGE TYPE | Built-In | Main Floor Baths | 1//// | Laundry Room Size | |
| Garage Spaces | 2 | 2nd Floor Baths | //// | Master Bedroom Level | Main Floor |
| # of Fireplaces | 1 | 3rd Floor Baths | //// | Bedroom #2 Level | Main Floor |
| | | Below Grade Baths | 1//// | Bedroom #3 Level | Below Grade |
| | | | | Bedroom #4 Level | Below Grade |

Listing Office Prudential Ambassador R E

FEATURES

| | | | |
|---------------------|--|---------------------|--|
| APPLIANCES INCLUDED | Range, Oven, Dishwasher, Disposal | LIVING ROOM DESC | Wall/Wall Carpeting, Window Covering, Cath./Vaulted Ceiling |
| COOLING | Central Air | KITCHEN DESC | Window Covering, Dining Area, Pantry, Laminate Flooring |
| EXTERIOR | Hardboard | FAMILY ROOM DESC | Wall/Wall Carpeting, Window Covering, Fireplace |
| EXTERIOR FEATURES | Patio, Deck/Balcony, Sprinkler System | MASTER BEDROOM DESC | Wall/Wall Carpeting, Window Covering, 9'+ Ceiling, Ceiling Fans |
| FENCE | Chain Link, Full | BEDROOM #2 DESC | Wall/Wall Carpeting, Window Covering, Ceiling Fans |
| HEATING FUEL | Gas | BEDROOM #3 DESC | Wall/Wall Carpeting, Window Covering |
| HEATING TYPE | Forced Air | BEDROOM #4 DESC | Wall/Wall Carpeting, Window Covering |
| INTERIOR FEATURES | Cable Available, Intercom, Power Humidifier | | |
| MASTER BATH TYPE | Full | | |
| ROOF TYPE | Composition | | |
| SEWER AND WATER | Public Water, Public Sewer | | |

FINANCIAL

| | | | |
|------------------|-------------------|----------------|--|
| Assessment Fee | | Sold Price | |
| Assessments | No | Status Date | |
| Assessments Paid | | Original Price | |
| Tax Amount | 3178.00 | SP % LP | |
| Tax Year | 2009 | | |
| PIN | 3385069822 | | |

REMARKS

AMA. There is alot of sq ft for the money in this very unique 4 bed, 2 bath home, that offers more features than most other homes in the area. Beautiful oak woodwork highlighted by a professionally painted interior/exterior. There is an intercom system, a gas fireplace in the family room & the vaulted ceiling in the living room gives an open & spacious feel enhanced by the floor length windows. Nice landscaping, fenced back yard & a sprinkler system set this home apart. New heat pump in 2007.