

PROPERTY FACT SHEET

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8 Belmont Drive

York, NE

\$205,000

3+ Bedrooms | 1,092 sq. ft. Total Living Area
Full / Finished Basement with 1-Stall Garage

Legal:

N 10' LOT 11 & 12 BELMONT 3RD ADD CITY OF YORK

PROPERTY DETAILS

OWNER	Marilyn Van Nostrand Trust	LOT SIZE	0.24
YEAR BUILT	1964	EXTERIOR	Brick / Vinyl
ROOF	2022	HEATING	Forced Air
COOLING	Central Air	WATER HEATER	Gas / NA
A/C	06/04/2021	FURNACE	Gas - 10/16/2018
GUTTERS / SIDING	2022	POSSESSION	Upon Closing

FEATURES & UTILITIES

Included / Noted • Softener • Disposal • Dishwasher • Refrigerator • Range • Microwave • Underground Sprinklers	Utilities & Taxes Water Source: City of York Sewer Source: City of York Electric Service: NPPD Natural Gas: Black Hills Taxes (2025): \$1,074.44 Assessed Value: \$204,995 Last A/C / Furnace Maintenance: September 2025
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ROOM / FLOORING NOTES

Room	Floor	Window Coverings	Level
Living Room	Carpet	Yes	1, 2
Kitchen	Tile	Yes	1
Bathroom (Full)	Tile	NA	1, 2
Bedroom - 2	Wood	Yes	1
Bedroom - 2	Carpet	Yes	2
Utility	Tile	NA	2

REMARKS

Located on a peaceful cul-de-sac, this 4-bedroom contemporary split-foyer home features full bathrooms on both levels, a practical floor plan, and kitchen appliances included. Offering generous living space and priced competitively, this property presents an excellent opportunity for buyers to make it their own.

Exterior



Entry



Living Room



Kitchen



Hallway



Main Bathroom



**Upstairs
Bedroom 1**



**Upstairs
Bedroom 2**



**Basement
Utility Room**



**Basement
Bathroom**



**Basement
Bedroom 1**



**Basement
Bedroom 2**



**Basement
Living Area**



Garage



Deck



Patio

