



**51 LAKESHORE
LEWELLEN, NE**



A one-of-a-kind Lake McConaughy retreat.

SHANE MAUCH

Sales Associate

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PROPERTY HIGHLIGHTS

List Price **\$950,000**

Location 51 Lakeshore, Lewellen, NE 69147

Legal Description

LOT B REPLAT OF LOTS 51-55 LAKESHORE SUB 1ABC-1-BC----16 STR(6 15 40)
LOT 5 BLK 7 BENNETT'S LAKESHORE REPLAT 1ABC-1-BC----16 STR(6 15 40)
LOT 224 EX W .10A TRACT LAKESHORE SUB 1ABC-1-BC----16 STR(6 15 40)

Acres 1.62±

Buyers and Sellers acknowledge all represented acres are based on the County Assessor's records. Buyers acknowledge that they are purchasing a legal description, and acknowledge that fences may or may not be on the property lines.

Taxes - Estimated **\$5,779**

Property Summary

51 Lakeshore - Lake McConaughy Luxury on 1.62 Acres

Experience a truly unique piece of paradise at Lake McConaughy. This beautifully updated 3,410-square-foot home offers modern upgrades throughout and is situated on an impressive 1.62-acre property with established beach access just steps away. 4 bedrooms, 3 bathrooms, wet bar downstairs, and so much more!

Recent improvements provide peace of mind and exceptional value, including a new roof, stucco, and garage door in 2025. In 2022, all Pella windows and sliding doors were replaced, along with a new HVAC system and yard fencing. Major interior renovations completed in 2020 include new flooring throughout, updated countertops, fresh paint, solid-core doors, trim, and a stunning new deck. All appliances are less than five years old, and the refrigerator is brand new. There are also two separate sets of clothes washers/dryers on each level. Main level set is brand new!

The property offers incredible versatility. Nearly an additional acre located across from the home provides the perfect opportunity for a future garage, shop, or additional storage. The well and septic systems are in excellent condition, reflecting the exceptional care this home has received over the years. There is also finished garage storage below the home that is climate-controlled.

For buyers seeking investment potential, the property offers the opportunity to generate more than \$20,000 in annual rental income. The property is offered 90% furnished. Personal belongings will be removed.

Whether you're looking for a full-time residence, vacation getaway, or income-producing property, this one-of-a-kind Lake McConaughy retreat is an opportunity you won't want to miss.

Schedule your private showing today!

All information herein is from sources deemed reliable, however the accuracy is not guaranteed by Lashley Land and Recreational Brokers, Inc., seller or agent. Offering is subject to error, omissions, prior sale, price change or withdrawal without notice.

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LOCATION MAP



Boundary lines are estimates - Map for illustration only

AERIAL MAP



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PROPERTY IMAGES

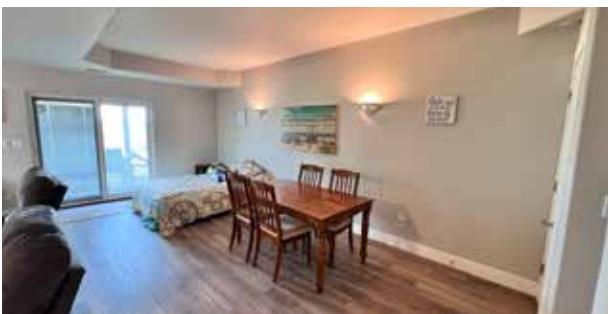


PROPERTY IMAGES



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NEBRASKA EXPERTS, NATIONAL EXPOSURE.

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