

# \$397,800



<b>4</b>	BEDS
<b>3</b>	BATHS
<b>3</b>	GARAGE
<b>Ranch</b>	STYLE
<b>1,911</b>	SQ FT
<b>Rochester</b>	PLAN

Join Nielson Construction's Westbrook Estates community in Yankton, SD. The area offers a charming small-town atmosphere with beautiful Missouri River views, abundant outdoor recreation, a low cost of living, and a strong sense of community. This ranch-style floorplan offers 1,075 sq ft of smart main-level living with 2 bedrooms, 2 bathrooms, and a bright, open-concept layout. The spacious living room flows into the kitchen, complete with a walk-in pantry, center island, and dining area with deck access—ideal for everyday living and entertaining. The primary suite features a tray ceiling, walk-in closet and a walk-in shower. A convenient laundry area, a mudroom with a bench and hooks, and a coat closet sit just off the garage entry to round out the main floor. Downstairs, the finished basement adds 836 sq ft of extra living space, including two additional bedrooms, a full bath, and a large family room—perfect for relaxing or hosting guests. The garage is insulated and finished to firewall.

## FEATURED UPGRADES

- Fully Finished
- Pantry

*Built by:*

**Nielson**  
**CONSTRUCTION**

*View*

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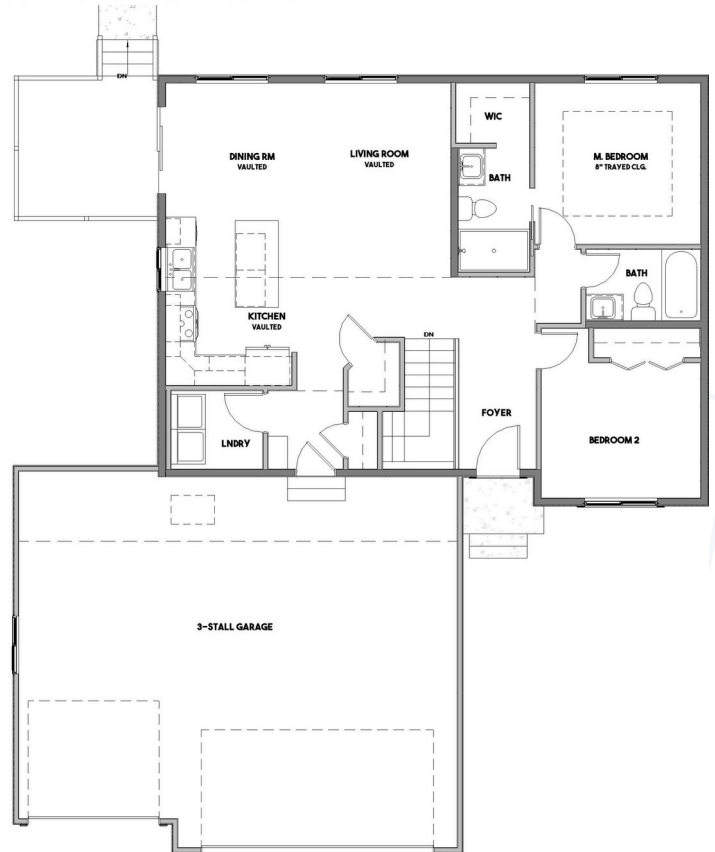
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# FLOOR *plan*

**NAME:** Rochester

**SQ FT:** 1,911



**SELECTION PACKAGE**

Black Natural