

# **BRAD HEGGEN REALTY, INC.**

107 S. Broadway  
Wells, MN 56097  
(507) 553-6959  
www.bradheggenrealty.com



## **PROPERTY INFORMATION:**

|                             |  |                   |           |
|-----------------------------|--|-------------------|-----------|
| <b>Address:</b>             | 110-7 <sup>th</sup> St SW, Wells             | <b>Price:</b>     | \$132,900 |
| <b>Lot size:</b>            | 50x140                                       | <b>Bedrooms:</b>  | 4         |
| <b>Sq. feet:</b>            | 1,443  | <b>Bathrooms:</b> | 2         |
| <b>Year Built:</b>          | 1990   |                   |           |
| <b>Basement:</b>            | full, finished                               |                   |           |
| <b>Garage:</b>              | double attached with GDO                     |                   |           |
| <b>Real estate taxes:</b>   | \$1,440 HS ('17)                             |                   |           |
| <b>Heat:</b>                | forced air                                   |                   |           |
| <b>Air conditioning:</b>    | central                                      |                   |           |
| <b>Electric service:</b>    | 200-amp breaker systems                      |                   |           |
| <b>Average utilities:</b>   | Electric/Water/Sewer: \$/month               | Gas:              | \$/month  |
| <b>Exterior:</b>            | vinyl  |                   |           |
| <b>Legal description:</b>   | Charles N Andrew's Addition, Lot 16, Block 6 |                   |           |
| <b>Parcel number:</b>       | 30.210.1160                                  |                   |           |
| <b>School district:</b>     | United South Central                         |                   |           |
| <b>Listing agent/phone:</b> | Ami Hart – Cell: (507) 380-8072              |                   |           |

## **FEATURES:**

|                      |     |                        |         |                    |     |
|----------------------|-----|------------------------|---------|--------------------|-----|
| <b>Stove:</b>        | yes | <b>Washer:</b>         | yes     | <b>Blinds:</b>     | yes |
| <b>Refrigerator:</b> | yes | <b>Dryer:</b>          | yes     | <b>Shed:</b>       | yes |
| <b>Dishwasher:</b>   | yes | <b>Water softener:</b> | yes     | <b>Sump pump:</b>  | yes |
| <b>Slam Valve:</b>   | yes | <b>Smoke detector:</b> | yes     | <b>City water:</b> | yes |
| <b>Microwave:</b>    | yes | <b>Egress window:</b>  | yes (2) | <b>City sewer:</b> | yes |
| <b>Exhaust Fan:</b>  | yes | <b>Fenced Yard:</b>    | yes     |                    |     |

## **ROOM DIMENSIONS:**

|                 |       |                 |       |                   |       |
|-----------------|-------|-----------------|-------|-------------------|-------|
| <b>Living:</b>  | 12x22 | <b>Bedroom:</b> | 11x12 | <b>Bathroom:</b>  | 9x9   |
| <b>Dining:</b>  | 10x11 | <b>Bedroom:</b> | 10x12 | <b>Bathroom:</b>  | bsmt  |
| <b>Kitchen:</b> | 11x11 | <b>Bedroom:</b> | 9x10  | <b>Family RM:</b> | 24x20 |
|                 |       | <b>Bedroom:</b> | 9x10  | <b>Laundry:</b>   | 7x7   |

## **REMARKS:**

This 4 bedroom home sits on a corner lot not far from the pool, park, and golf course. This home features fantastic main level living. There are 2 bedrooms, a bathroom, laundry, kitchen, living and dining rooms on the main level. The kitchen, dining and living are open to each other. The kitchen has oak cabinets, a pantry, and a breakfast bar. The laundry room has a large closet, too. The basement adds an additional 2 bedrooms, another bath, family room and storage. Alterations to basement in 2004 have kept it dry since! The insulated and heated double attached garage has cable, cabinets and barn wood wall with a patio door to the fenced in yard and shed with electricity. It's the perfect man cave. The exterior of the home has gutters and a new roof and siding. This home is ready to move in!

