

# **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>	\$129,900
<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. 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!

