

BRAD HEGGEN REALTY, INC.

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



PROPERTY INFORMATION:

| | | | |
|-----------------------------|--|-------------------|-----------|
| Address: | 110-7 th St SW, Wells | Price: | \$129,900 |
| Lot size: | 50x140 | Bedrooms: | 4 |
| Sq. feet: | 1,443 | Bathrooms: | 2 |
| Year Built: | 1990 | | |
| Basement: | full, finished | | |
| Garage: | double attached with GDO | | |
| Real estate taxes: | \$1,440 HS ('17) | | |
| Heat: | forced air | | |
| Air conditioning: | central | | |
| Electric service: | 200-amp breaker systems | | |
| Average utilities: | Electric/Water/Sewer: \$/month | Gas: | \$/month |
| Exterior: | vinyl | | |
| Legal description: | Charles N Andrew's Addition, Lot 16, Block 6 | | |
| Parcel number: | 30.210.1160 | | |
| School district: | United South Central | | |
| Listing agent/phone: | Ami Hart – Cell: (507) 380-8072 | | |

FEATURES:

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

ROOM DIMENSIONS:

| | | | | | |
|-----------------|-------|-----------------|-------|-------------------|-------|
| Living: | 12x22 | Bedroom: | 11x12 | Bathroom: | 9x9 |
| Dining: | 10x11 | Bedroom: | 10x12 | Bathroom: | bsmt |
| Kitchen: | 11x11 | Bedroom: | 9x10 | Family RM: | 24x20 |
| | | Bedroom: | 9x10 | Laundry: | 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!

