

# **BRAD HEGGEN REALTY, INC.**

107 S. Broadway  
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## **PROPERTY INFORMATION:**

**Address:** 150 10<sup>th</sup> St. SE, Wells      **MLS:** 6028546      **Price:** \$94,900  
**Lot size:** 75x115      **Bedrooms:** 3  
**Year built:** 1967      **Bathrooms:** 1+  
**Total Square feet:** 1,720      Main Level: 860      Basement: 860  
**Basement:** Full unfinished      **Material:** Block  
**Garage:** Single attached w/GDO  
**Real estate taxes:** \$ 1,048 Homestead (2017)      **Assessments:** None  
**Heat:** Forced air Natural gas      \$ 48.50 Avg./month  
**Electric service:** 100 Amps breakers      Elec/water/sewer: \$104 Avg./month  
**Air conditioning:** Central  
**Window Type:** Double-pane  
**Exterior:** Steel  
**Roof:** Asphalt  
**Driveway:** Concrete      **Curb & Gutter:** Yes      **Road/Street:** Public  
**Legal description:** Hansen's 2<sup>nd</sup> Country Club Add Lot 001 Block 003  
**Parcel number:** 303460410  
**School district:** USC  
**Listing agent/phone:** Lori Fette 507-381-8183

## **FEATURES:**

<b>Stove:</b> Y-Electric	<b>Washer:</b> Y	<b>Drapes:</b> Y
<b>Refrigerator:</b> Y	<b>Dryer:</b> Y	<b>Fireplace:</b> N
<b>Dishwasher:</b> Y	<b>Water softener:</b> Y- Owned	<b>Sump pump:</b> Y
<b>Disposal:</b> Y	<b>Smoke detector:</b> Y	<b>City water:</b> Y
<b>Exhaust fan:</b> N	<b>Carbon M. detector:</b> Y	<b>City sewer:</b> Y
<b>Cable/Satellite:</b> Y	<b>Egress window:</b> N	<b>ROM:</b> Y

## **ROOM DIMENSIONS:**

<b>Living:</b> 13x17	<b>Bedroom:</b> 12x13	<b>Bathroom:</b> Shower in bsmt.
<b>Dining:</b> 9x12	<b>Bedroom:</b> 10x10	<b>Front porch:</b> 8x15
<b>Kitchen:</b> 7x12	<b>Bedroom:</b> 10x10	<b>Back porch:</b> 12x12
<b>Laundry:</b> Main level-3 <sup>rd</sup> BR	<b>Bathroom:</b> 4x12	

## **REMARKS:**

This updated 3-bedroom rambler, which sits at the edge of town, offers convenient main-floor living and an open floor plan. All three bedrooms are on the main level. Updates include Pergo flooring throughout the main level, kitchen countertops and refinished kitchen cabinets. Bathroom updates include tile flooring and walk-in shower (with decorative grab bars, a rainfall and handheld shower head), as well as a new vanity, with a new unique faucet and beautiful vessel sink. Additional shower in the basement. Neutral, earth-tones throughout. Enjoy the numerous, gorgeous perennials from the large, screened front porch (with composite flooring), the screened back porch, or the fenced back yard. This property would make a great starter home, family home, or the perfect place to retire. All appliances stay. MOVE-IN READY!

