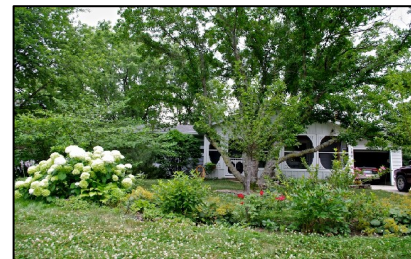


BRAD HEGGEN REALTY, INC.

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



PROPERTY INFORMATION:

Address: 150 10th St. SE, Wells **MLS:** 6025871 **Price:** \$ 109,900
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 2nd Country Club Add Lot 001 Block 003
Parcel number: 303460410
School district: USC
Listing agent/phone: Lori Fette 507-381-8183

FEATURES:

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

ROOM DIMENSIONS:

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

