

BRAD HEGGEN REALTY, INC.

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Wells, MN 56097
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246-1ST AVE NE, WELLS

\$48,000

MLS #:	6026666	Bedrooms:	2
Lot size:	50x140	Bathrooms:	1
Sq. feet:	1,292	Office/3rd Bedroom	
Basement:	Full- unfinished.		
Garage:	Double, detached		
Real estate taxes:	\$548.00 HS ('17)		
Heat:	Forced air, natural gas		
Air conditioning:	Central		
Electric service:	Breakers		
Average utilities:	Electric/water/sewer: \$118/month	Gas: \$48//month	
Exterior:	Aluminum Siding and Asphalt Shingles		
Legal description:	Leland & Andrews Addition Lot-008	Block -008	
Parcel number:	304261480		
School district:	United South Central		
Listing agent/phone:	Zoa Heckman	Cell: (507) 317-8689	zoa.bhrealty@gmail.com

FEATURES:

Stove:	yes	Washer:	yes	Refrigerator:	yes
Dryer:	yes	Dishwasher:	yes	Exhaust Fan:	yes
City water:	yes	City sewer:	yes		
Jungle Gym:	yes	Sand Box:	yes		

ROOM DIMENSIONS:

Living:	15x14	Bedroom:	19x10	Bedroom (2):	16x14
Dining:	in Kitchen	Entry:	9x5	Office (2):	9x9
Kitchen:	8x22	Bath Full:	6x11	Closet (2):	3x9
Deck:	12x12				

REMARKS:

Well maintained 2BD, 1BA, and office. Double detached garage with workbench and shelving. Move in ready. Homeowner has taken care of all the big projects. You enter the home on a new deck. There is new siding, shingles (inc.under decking), and gutters, new air conditioner and furnace, newer windows and shutters. Inside they painted every room. In all but one room they installed new flooring. The bathroom vanity was replaced and the sink top is granite. The new tub is surrounded by ceramic tile. The fixtures in the bathroom all match. The kitchen has a sliding glass door onto the back deck that is shaded by tree limbs. There are new counter-tops and sink. The backyard is fenced and sale includes the jungle gym and sand box. Home owner replaced plumbing and electrical as needed.



Information herein is deemed reliable, but not guaranteed.
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