

BRAD HEGGEN REALTY, INC.

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



PROPERTY INFORMATION:

Address:	307-7 th St SE, Wells	Price:	\$124,900
Lot size:	70x113	Bedrooms:	2
Sq. feet:	1,200	Bathrooms:	2
Basement:	none		
Garage:	insulated double, attached with extra 10x12 storage area		
Real estate taxes:	\$2,138 HS ('17)		
Heat:	in-floor heat		
Air conditioning:	central		
Electric service:	200-amp breakers		
Exterior:	vinyl, brick		
Legal description:	Block 1, Lot 3 exc N 20', Strehlow's Subdivision		
Parcel number:	30.575.0030		
School district:	United South Central		
Listing agent/phone:	Brad Heggen—cell: (507) 525-3031		

FEATURES:

Stove:	yes	Washer:	yes	Blinds:	yes
Refrigerator:	yes	Dryer:	yes	Fireplace:	no
Dishwasher:	yes	Water softener:	yes	Sump pump:	no
Disposal:	yes	Smoke detector:	yes	City water:	yes
Exhaust fan:	yes	Egress window:	no	City sewer:	yes

ROOM DIMENSIONS:

Living:	17x18	Bedroom:	14x14	Bathroom:	8x8
Dining:	9x12	Bedroom:	11x12	Bathroom:	6x9
Kitchen:	10x12	Bedroom:		Foyer:	
Family:		Bedroom:		Deck:	
Laundry:	6x7	Bedroom:		Office:	

REMARKS:

This 2-bedroom, 2-bath townhome was built in 2009, but you will think it is brand new when you walk through the front door. Open floor plan, oak woodwork, stainless steel appliances, vaulted ceilings, main floor laundry, breakfast bar, master bedroom suite, recessed lighting, lighted closets, in-floor heat, central air, air exchanger, oversized double attached insulated garage with 10x12 storage area, vinyl siding, Andersen double paned windows, brick accents & covered stamped concrete patios in front and back. Nice location overlooking the Wells Golf Club and just down the street from Thompsen Park and the Wells swimming pool.

