

# **BRAD HEGGEN REALTY, INC.**

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



## **PROPERTY INFORMATION:**

<b>Address:</b>	307-7 <sup>th</sup> St SE, Wells	<b>Price:</b>	\$134,500
<b>Lot size:</b>	70x113	<b>Bedrooms:</b>	2
<b>Sq. feet:</b>	1,200	<b>Bathrooms:</b>	2
<b>Basement:</b>	none		
<b>Garage:</b>	insulated double, attached with extra 10x12 storage area		
<b>Real estate taxes:</b>	\$2,138 HS ('17)		
<b>Heat:</b>	in-floor heat		
<b>Air conditioning:</b>	central		
<b>Electric service:</b>	200-amp breakers		
<b>Exterior:</b>	vinyl, brick		
<b>Legal description:</b>	Block 1, Lot 3 exc N 20', Strehlow's Subdivision		
<b>Parcel number:</b>	30.575.0030		
<b>School district:</b>	United South Central		
<b>Listing agent/phone:</b>	Brad Heggen—cell: (507) 525-3031		

## **FEATURES:**

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

## **ROOM DIMENSIONS:**

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

## **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.

