

# **BRAD HEGGEN REALTY**

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## **PROPERTY INFORMATION:**

<b>Address:</b>	365-9 <sup>th</sup> St SW, Wells	<b>Price:</b>	\$54,500
<b>MLS #:</b>	6026718	<b>Bedrooms:</b>	3
<b>Lot size:</b>	70x100	<b>Bathrooms:</b>	1
<b>Sq. feet:</b>	1,680		
<b>Basement:</b>	full, partially finished		
<b>Garage:</b>	single, detached		
<b>Real estate taxes:</b>	\$710 HS ('17)		
<b>Heat:</b>	forced air, natural gas		
<b>Air conditioning:</b>	central		
<b>Electric service:</b>	100-amp breakers		
<b>Exterior:</b>	wood shake and vinyl		
<b>Legal description:</b>	Block 4, W 1/2 of Lots 5 & 6, Muret N. Leland's Addition		
<b>Parcel number:</b>	30.424.0660		
<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>	no	<b>Water softener:</b>	no	<b>Sump pump:</b>	no
<b>Disposal:</b>	no	<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>	12x20	<b>Bedroom:</b>	12x12 (1)	<b>Bathroom:</b>	5x7
<b>Dining:</b>	11x12	<b>Bedroom:</b>	12x18 (2)	<b>Bathroom:</b>	
<b>Kitchen:</b>	12x18	<b>Bedroom:</b>	12x12 (2)	<b>Workshop:</b>	12x12
<b>Family:</b>	10x15 and 10x10	<b>Bedroom:</b>		<b>Patio:</b>	18x20
<b>Laundry:</b>	basement	<b>Bedroom:</b>		<b>Shed:</b>	8x10

## **REMARKS:**

3 BR, 1 BA home with big living room, built-in hutch in dining room, oak floors, pocket doors, lots of built-ins (closets, dressers, shelves, etc.), big landing, partially finished basement with knotty pine walls, all appliances, high efficiency furnace, central air, 100-amp breakers, double paned windows, cedar shake siding on house, vinyl siding on garage, patio, shed with vinyl siding, fenced yard & single detached garage with steel door and opener—all on a corner lot.



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