

BRAD HEGGEN REALTY

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Wells, MN 56097
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www.bradheggenrealty.com



PROPERTY INFORMATION:

Address:	384-5 th St SW, Wells	Price:	\$59,900
MLS #:	6027256	Bedrooms:	3+
Lot size:	55x150	Bathrooms:	1
Sq. feet:	1,601		
Basement:	full, unfinished		
Garage:	double, attached (22x26) with insulated walls, insulated door & opener		
Real estate taxes:	\$1,020 HS ('17)		
Heat:	forced air, natural gas—new in 2013		
Air conditioning:	central		
Electric service:	100-amp breakers		
Exterior:	steel		
Legal description:	Lengthy-see file		
Parcel number:	30.572.1030		
School district:	United South Central		
Listing agent/phone:	Brad Heggen—Cell: (507) 525-3031		

FEATURES:

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

ROOM DIMENSIONS:

Living:	12x18	Bedroom:	12x15 (1)	Bathroom:	6x9
Dining:	9x12	Bedroom:	14x15 (2)	Bathroom:	
Kitchen:	10x18	Bedroom:	6x12 (2)	Front deck:	8x16
Family:		Bedroom:		Back deck:	6x8
Laundry:	9x10	Bedroom:		Landing:	6x16

REMARKS:

As it sits, this house is a 3 BR, 1 BA house, but it could have as many as 5 bedrooms, if needed, with minimal modification. The main floor laundry room was once a bedroom and has nice oak floors. The dining room was once a bedroom, too, and could be returned to that use again. The kitchen has an eat-at breakfast bar and information dining area. Nice, big main floor bedroom with double closets and access to sliding door, deck and patio. Big double attached garage with insulated walls, insulated overhead door, and service doors to both the front yard and back yard. Other amenities include steel siding, main floor bath with 1-piece shower, two decks, 8x10 shed, basement plumbing for bathroom already in place, 100-amp breakers, central air, sump pump, newer furnace (2013) and programmable thermostat.



Information herein is deemed reliable, but not guaranteed.
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