

BRAD HEGGEN REALTY, INC.

107 S. Broadway
Wells, MN 56097
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PROPERTY INFORMATION:

Address:	393-1 st Ave SW, Wells	Price:	\$89,500
MLS #:	6026081	Bedrooms:	3
Lot size:	75x140	Bathrooms:	2
Sq. feet:	1,352 (main floor)		
Basement:	full, partially finished		
Garage:	double, detached (22x26) with loft		
Real estate taxes:	\$1,646 HS ('16)		
Heat:	hot water		
Air conditioning:	central		
Electric service:	100-amp fuses		
Average utilities:	Water/sewer/electric: \$121/month	Gas:	\$85/month
Exterior:	wood		
Legal description:	Lots 10, 11 & 12, Block 10, Original Plat of Wells		
Parcel number:	30.200.1900		
School district:	United South Central		
Listing agent/phone:	Brad Heggen—Cell: (507) 525-3031		

FEATURES:

Stove:	yes (2)	Washer:	yes	Blinds:	yes
Refrigerator:	yes (2)	Dryer:	yes	Fireplace:	yes
Dishwasher:	yes	Water softener:	yes	Sump pump:	no
Disposal:	yes	Smoke detector:	yes	City water:	yes
Exhaust fan:	yes	Microwave:	yes	City sewer:	yes

ROOM DIMENSIONS:

Living:	15x25	Bedroom:	12x12	Bathroom:	7x10
Dining:	10x12	Bedroom:	12x12	Bathroom:	6x8
Kitchen 1:	12x15	Bedroom:	10x12	Kitchen 2:	12x13
Family:	12x34 (bsmt)	Den/BR:	12x12 (bsmt)	3-season:	10x15
Laundry:	10x10 (bsmt)	Office/BR:	12x18 (bsmt)	Patio:	10x13

REMARKS:

3 BR, 2 BA rambler on corner lot with big eat-in kitchen, formal dining room, huge living room, double sinks in bathroom, oak floors, lots of storage, covered patio & 3-season room. Lots of space in the basement, including huge family room, 2nd kitchen, laundry, 2nd bathroom, den (BR if egress) and office (BR if egress). Corner lot with paved alley offers access on three sides. Double garage with loft, lean-to, and shed offers plenty of storage for vehicles and other personal property.



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