

# **BRAD HEGGEN REALTY, INC.**

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



## **PROPERTY INFORMATION:**

**\$159,900**

<b>Address:</b>	395-7 <sup>th</sup> St SE, Wells	<b>Bedrooms:</b>	4+
<b>MLS #:</b>	6027662	<b>Bathrooms:</b>	1-3/4
<b>Lot size:</b>	70x133		
<b>Sq. feet:</b>	1,930		
<b>Basement:</b>	full, partially finished		
<b>Garage:</b>	single, detached with steel door & opener		
<b>Real estate taxes:</b>	\$1,596 NHS ('17)—includes \$227.53 for street assessment		
<b>Assessment info:</b>	\$146.95 balance remaining after 2017 real estate taxes paid		
<b>Heat/AC:</b>	forced air, natural gas furnace (new '12), central air conditioner (new '17)		
<b>Electric service:</b>	200-amp breakers—new '07 & certified in '17		
<b>Average utilities:</b>	Electric/Water/Sewer: \$ 78/month	Gas: \$ 35/month	
<b>Exterior:</b>	Vinyl siding and Asphalt Shingles		
<b>Legal description:</b>	Lot 1, Block 1, Strehlow's Subdivision Parcel number: 30.575.0010		
<b>School district:</b>	United South Central		
<b>Listing agent/phone:</b>	Zoa Heckman—Cell: (507) 317-8689		

## **FEATURES:**

Stove, Washer, Refrigerator, Dryer, Fireplace, Dishwasher, Water softener, Smoke detector, Exhaust fan, Egress window.

## **ROOM DIMENSIONS:**

<b>Living:</b>	12x20	<b>Bedroom:</b>	11x12	<b>Bathroom:</b>	5x8
<b>Dining:</b>	11x14	<b>Bedroom:</b>	11x11	<b>Bathroom:</b>	5x11
<b>Kitchen:</b>	10x12	<b>Bedroom:</b>	9x11	<b>Family:</b>	11x18
<b>Family Room:</b>	22x19	<b>Bedroom:</b>	13x11		
<b>Front deck:</b>	8x12	<b>Back patio:</b>	18x18		

## **REMARKS:**

This 4 BD, 2 BA rambler sits on a large corner which offers a great view of the Wells Golf Course. It has been completely rebuilt by an experienced craftsman who has completed several similar projects in Wells. Home was stripped to the studs inside and out and tastefully rebuilt using quality materials including: medium stained oak flooring in LR, Kit, DR and family room, with matching high end oak cabinets in kitchen and bathrooms, high resolution counters with oak trim, stainless steel backsplash, matching stainless appliances, french doors, electric fireplace, neutral carpet, porcelain tiled showers, granite vanity tops. The home has a flexible floor plan. There are 5 rooms that could be used as bedrooms. Two of these could serve as a master with a walk-in closet. Alternatively, one has been used as a main floor family room. The basement allows you to choose between two large living spaces or a living space and a bedroom. There is a new bathroom with large porcelain shower. It has neutral paint and vinyl plank floors. Home has main floor laundry in hall behind a barn style sliding door. For more flexibility, there are also laundry hook-ups in the large basement utility room. This property will fit your current needs today and can accommodate your family as your needs change. This home has no "Honey Do" list. Move in and enjoying the golf course from the front deck and grilling on the back patio.

