

# **BRAD HEGGEN REALTY**

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## **PROPERTY INFORMATION:**

<b>Address:</b>	395-7 <sup>th</sup> St SE, Wells	<b>Price:</b>	\$154,500
<b>MLS #:</b>	6029533	<b>Bedrooms:</b>	4+
<b>Lot size:</b>	70x133	<b>Bathrooms:</b>	2
<b>Sq. feet:</b>	1,930		
<b>Basement:</b>	full, finished		
<b>Garage:</b>	single, detached		
<b>Real estate taxes:</b>	\$1,596 HS ('17)—includes \$154.34 for street assessment		
<b>Assessment info:</b>	\$146.95 balance after 2017 real estate taxes paid		
<b>Heat:</b>	forced air, natural gas		
<b>Air conditioning:</b>	central		
<b>Electric service:</b>	200-amp breakers		
<b>Average utilities:</b>	Water/sewer/electric: \$79/mo. Gas: \$35/mo.		
<b>Exterior:</b>	vinyl		
<b>Legal description:</b>	Lot 1, Block 1, Strehlow's Subdivision		
<b>Parcel number:</b>	30.575.0010		
<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>	yes
<b>Dishwasher:</b>	yes	<b>Water softener:</b>	yes	<b>Sump pump:</b>	yes
<b>Disposal:</b>	yes	<b>Smoke detector:</b>	yes	<b>City water:</b>	yes
<b>Exhaust fan:</b>	yes	<b>Egress window:</b>	yes	<b>City sewer:</b>	yes

## **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>Foyer:</b>	7x8
<b>Family:</b>	19x22	<b>Bedroom:</b>	11x13	<b>Deck:</b>	
<b>Laundry:</b>	main floor	<b>Bedroom:</b>		<b>Landing:</b>	8x15

## **REMARKS:**

4+ BR, 2 BA renovated rambler with all new windows, siding, shingles, doors, plumbing, insulation, electrical and drywall. The new kitchen includes self-closing drawers with full extensions, self-closing cabinets, brushed nickel hardware, lots of counter space, lots of storage space, all new stainless appliances (self-cleaning oven, side-by-side refrigerator with water/ice service, dishwasher & microwave). Brand new Samsung washer and dryer in main floor laundry with unique rolling door with exposed hardware. Versatile main floor family room has fireplace and frosted glass doors so could double as additional bedroom or formal dining room. The fully finished basement includes L-shaped rec room, another bedroom and ¾ bathroom.



Information herein is deemed reliable, but not guaranteed.  
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