

BRAD HEGGEN REALTY

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Wells, MN 56097
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PROPERTY INFORMATION:

Address:	402-9 th Ave SW, Wells	Price:	\$195,000
MLS#:	6026494	Bedrooms:	5
Lot size:	147x156	Bathrooms:	4
Sq. feet:	3,552		
Basement:	full, finished		
Garage:	double attached with GDO and double detached 28x28 heated		
Real estate taxes:	\$3,012 HS ('17)		
Heat:	forced air		
Air conditioning:	central		
Electric service:	200-amp breaker systems – manual transfer switch in garage for generator		
Average utilities:	Electric/Water/Sewer: \$274/month	Gas: \$80/month	
Exterior:	vinyl and steel		
Legal description:	Lots 3 & 4, Block 3, Jakobe's Subdivision		
Parcel number:	30.384.0430		
School district:	United South Central		
Listing agent/phone:	Ami Hart – Cell: (507) 380-8072		

FEATURES:

Stove:	yes	Washer:	no	Swing Set:	yes
Refrigerator:	no	Dryer:	no		
Dishwasher:	yes	Water softener:	yes	Sump pump:	yes
Fireplace:	yes (2)	Smoke detector:	yes	City water:	yes
Microwave:	yes	Egress window:	yes	City sewer:	yes

ROOM DIMENSIONS:

Living:	14x17	Bedroom:	11x14.5	Bathroom:	5x11
Dining:	12x13	Bedroom:	12x15.5	Bathroom:	5x12.5
Kitchen:	15x17	Bedroom:	11x13.5	Bathroom:	4x5.5
Rec Room:	26x33	Bedroom:	11x11	Bathroom:	5x5.5
Family:	13x16	Bedroom:	11x11	Mud Room:	5.5x10

REMARKS:

This stately home has plenty of space inside and outside. This 2 story home, near the edge of town, has 5 bedrooms and 4 baths. The main level of this home has an open floor plan between eat in kitchen and family room with gas fireplace and huge patio door to cement patio and back yard, and a formal living and separate dining space. There is a mudroom with laundry hookup next to the main floor bath right off the attached double garage. The lower level boasts a huge family room with another gas fireplace and pool table that stays, another bath, cold storage under front porch, and a storage area/utility room also with laundry hook ups. The second story has 5 bedrooms and 2 more baths. The master has a private bathroom and walk in closet. The second bath has an entrance to the hallway and also from one of the additional bedrooms with a second sink. The large, well shaded yard has recently been landscaped. There is a fire pit, play area, concrete driveway and a detached, heated and insulated, double garage.

Information herein is deemed reliable, but not guaranteed.
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