

BRAD HEGGEN REALTY, INC.

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



PROPERTY INFORMATION:

Address:	490-6 th Ave SW, Wells	Price:	\$88,500
MLS #:	6026256	Bedrooms:	4+
Lot size:	85x150	Bathrooms:	2+
Sq. feet:	1,840		
Basement:	full, unfinished		
Garage:	double, detached (22x28) with insulated steel overhead & service doors		
Real estate taxes:	\$930 HS ('16)		
Heat:	forced air, natural gas		
Air conditioning:	central		
Electric service:	100-amp breakers		
Average utilities:	Water/sewer/electric: \$208/month	Electric:	\$85/month
Exterior:	steel		
Legal description:	Sec 8, Twp 103, Range 24; .29 AC A.L.: com 307.5' N & 33' W of SE cor SW ¼ NE ¼; W 150' N85' E 150' S 85' to beg		
Parcel number:	30.008.0090		
School district:	United South Central		
Listing agent/phone:	Brad Heggen—Cell: (507) 525-3031		

FEATURES:

Stove:	yes--gas	Washer:	yes	Blinds:	yes
Refrigerator:	yes--2	Dryer:	yes	Fireplace:	no
Dishwasher:	yes	Water softener:	yes	Sump pump:	no
Disposal:	no	Smoke detector:	yes	City water:	yes
Exhaust fan:	yes	Freezer:	yes	City sewer:	yes

ROOM DIMENSIONS:

Living:	12x13	Bedroom:	10x11 (2)	Bathroom:	6x10
Dining:	11x13	Bedroom:	8x12 (2)	Bathroom:	5x10
Kitchen:	14x17	Bedroom:	8x10 (2)	Foyer:	8x8
Family:	12x16--bsmt	Bedroom:	7x11 (2)	Patio:	12x30
Laundry:	bsmt	Deb/BR:	10x11 (1)	Storage:	8x22

REMARKS:

4+ BR, 2+ BA house on a big lot just blocks from the new school. Amenities include tiled entry, open staircase, natural woodwork, parquet oak floors, lots of natural light, formal dining room with built-in china hutch, office/BR on main floor with nice closet, big kitchen with portable island and informal dining area, ¾ bath on main floor, four bedrooms upstairs, upstairs bath directly accessible via two of the bedrooms, poured foundation, new furnace in 2014, new central air in 2014, large concrete patio, new roof in 2013, steel siding, nice concrete sidewalk/driveway, and an oversized double garage with truss rafters, two insulated steel overhead doors, two insulated steel service doors & two electric garage door openers.



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