

# **BRAD HEGGEN REALTY, INC.**

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## **PROPERTY INFORMATION:**

<b>Address:</b>	661-7 <sup>th</sup> St SW, Wells	<b>Price:</b>	\$58,700
<b>MLS #:</b>	6022422	<b>Bedrooms:</b>	2
<b>Lot size:</b>	75x140	<b>Bathrooms:</b>	1 ¾
<b>Sq. feet:</b>	952		
<b>Basement:</b>	full, unfinished		
<b>Garage:</b>	single, detached (12x22)		
<b>Real estate taxes:</b>	774 HS ('15)		
<b>Heat:</b>	forced air, natural gas		
<b>Air conditioning:</b>	central		
<b>Electric service:</b>	100-amp breakers		
<b>Average utilities:</b>	Electric/Water/Sewer: \$103/month	Gas:	\$129/month
<b>Exterior:</b>	vinyl		
<b>Legal description:</b>	Lot 6, Block 1, Moja Subdivision		
<b>Parcel number:</b>	30.450.0060		
<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 (2)	<b>Dryer:</b>	yes	<b>Fireplace:</b>	no
<b>Freezer:</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>	no	<b>City sewer:</b>	yes

## **ROOM DIMENSIONS:**

<b>Living:</b>	13x18	<b>Bedroom:</b>	10x13	<b>Bathroom:</b>	5x8
<b>Dining:</b>	10x10	<b>Bedroom:</b>	10x11	<b>Bathroom:</b>	bsmt
<b>Kitchen:</b>	10x12	<b>Bedroom:</b>		<b>Foyer:</b>	7x7
<b>Family:</b>		<b>Bedroom:</b>		<b>Deck:</b>	14x14
<b>Laundry:</b>	basement	<b>Bedroom:</b>		<b>Office:</b>	

## **REMARKS:**

2 BR, 1 ¾ BA handicapped-accessible rambler with big living room, oak floors, lots of storage, lighted closets, vinyl siding, double paned windows, steel insulated doors, newer storm doors, newer concrete driveway/sidewalks/steps, ramp to deck, sliding door from deck to dining room, permanent natural gas line to grill on deck, garage with opener, 8x10 shed, and big back yard. One unique feature about this property is that it has an elevator, so both levels are accessible to all!



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