

BRAD HEGGEN REALTY, INC.

107 S. Broadway
Wells, MN 56097
(507) 553-6959
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PROPERTY INFORMATION:

Address:	723-6 th St SW, Wells	Price:	\$119,900
MLS #:	6025647	Bedrooms:	3
Lot size:	50x140	Bathrooms:	2
Year built:	1977		
Sq. feet:	2,464		
Basement:	full, partially finished		
Garage:	double, attached w/ GDO		
Real estate taxes:	\$1,492 HS ('17)		
Heat:	forced air, natural gas		
Air conditioning:	central		
Electric service:	200-amp breakers		
Average Utilities:	Electric/Water/Sewer: \$99/month	Gas: \$58/month	
Exterior:	wood		
Legal description:	Sect-08 Twp-103 Range-024 .16 AC A.L: COM 40'N & 663'W SE COR SW 1/4 OF NE 1/4 N140' W50' S140' E50' TO BEG		
Parcel number:	30.008.0640		
School district:	United South Central		
Listing agent/phone:	Lori Fette –cell: (507) 381-8183		

FEATURES:

Stove:	yes (2 electric)	Washer:	yes	Drapes:	yes
Refrigerator:	yes (2)	Dryer:	yes	Fireplace:	no
Dishwasher:	yes (non-working)	Water softener:	yes (owned)	Sump pump:	no
Disposal:	yes	Smoke detector:	yes	City water:	yes
Exhaust fan:	yes	Carbon m. det:	yes	City sewer:	yes
Egress window:	no				

ROOM DIMENSIONS:

Living:	12x29 (Com. w/DR)	Bedroom:	13x15	Bathroom:	7x9
Dining:	12x29 (Com. w/LR)	Bedroom:	9x11	Bathroom:	8x9 Bsmt.
Kitchen:	12x15	Bedroom:	8x14		
Laundry/Utility:	8x15 Bsmt.				

REMARKS:

This very well-maintained 3 bedroom, 2 bath rambler, with attached double garage, sits on a nice corner lot near the new K-12 school. All three bedrooms are on the main level. New roof in 2013. Energy efficient furnace, double-pane windows, with a newer bay window in the living room. Large open living room and dining room, which is showered with natural light. The eat-in kitchen has tile back-splash and lots of counter space. Neutral tones and oak woodwork throughout. Put your own personal touch on the large, open basement, which has a 3/4 bath and utility room. All appliances stay, including the electric range and refrigerator in basement.

MOVE-IN READY!



Information herein is deemed reliable, but not guaranteed.
Brad Heggen Realty does not assume responsibility for accuracy of the above information.

