

BRAD HEGGEN REALTY, INC.

107 S. Broadway
Wells, MN 56097
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PROPERTY INFORMATION:

Address:	809 Circle Drive, Wells	Price:	\$179,500
Lot size:	irregular	Bedrooms:	3
Sq. feet:	2,263	Bathrooms:	3
Basement:	full, partially finished		
Garage:	24x50 attached with GDO		
Real estate taxes:	\$2,818 HS ('17) 2017 is the final year of street assessment (\$522.79)		
Heat:	forced air, corn stove, electric, in floor heat		
Air conditioning:	central in home, window in garage		
Electric service:	200-amp breaker systems additional panel for garage		
Average utilities:	Electric/Water/Sewer: \$199/month	Gas: \$98/month	
Exterior:	vinyl		
Legal description:	Schultz Subdivision, Lot 6, Block 1		
Parcel number:	30.564.0060		
School district:	United South Central		
Listing agent/phone:	Ami Hart – Cell: (507) 380-8072		

FEATURES:

Stove:	yes	Washer:	no	Blinds:	yes
Refrigerator:	yes	Dryer:	no	Shed:	yes
Dishwasher:	yes	Water softener:	yes	Sump pump:	yes
Trash Comp.:	yes	Smoke detector:	yes	City water:	yes
Microwave:	yes	Egress window:	no	City sewer:	yes
Exhaust Fan:	yes				

ROOM DIMENSIONS:

Living:	12x17	Bedroom:	12x12	Bathroom:	9x10.5
Dining:	12x15	Bedroom:	9x10	Bathroom:	5x8
Kitchen:	11x12	Bedroom:	10x12	Family RM:	18x24
3-Season:	18x25	Laundry:	5x6	Garage:	24x50

REMARKS:

This three bedroom, three bath home sits on the edge of town on a very quiet dead end/circle drive street. Pulling up to this home you will notice updated vinyl siding, windows, door, seamless gutters, and shingles and a well landscaped front yard with a paver patio walk way to the deck. Inside the front door the living, dining and kitchen are all wide open with beautiful oak floors and an open staircase to the basement. The kitchen has a breakfast bar, custom oak cabinets, and newer appliances, including a trash compactor. Just past the kitchen is a laundry room and entry way to the attached garage. On the back side of the home are the three bedrooms with oak floors and two baths. The master has a private bath and patio door to the sun room which includes a hot tub that will stay with the home! The lower level has a big family room with pool table and a corn pellet stove, an office area, large storage room and a bathroom. The 24x50 garage is insulated and sheet rocked with in-floor heat, AC, two floor drains and sink. The garage also has access to the sun room. There is also a 10x10 shed that will be included in the sale. This is a must see!

