

BRAD HEGGEN REALTY, INC.

107 S. Broadway
Wells, MN 56097
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PROPERTY INFORMATION:

Address:	888-3rd Ave SW, Wells	Price:	\$34,250
MLS#:	6024764	Bedrooms:	3
Lot size:	50x140	Bathrooms:	1
Sq. feet:	762		
Basement:	full, unfinished		
Garage:	single, detached (14x22) with concrete floor		
Real estate taxes:	\$366 HS ('16)		
Heat:	forced air, natural gas		
Air conditioning:	central		
Electric service:	fuses		
Average utilities:	Gas: \$34/month Electric/Water/Sewer: \$144/month		
Exterior:	vinyl		
Legal description:	Block 4, Lot 8, Leland's Addition		
Parcel number:	30.424.0680		
School district:	United South Central		
Listing agent/phone:	Brad Heggen—cell: (507) 525-3031		

FEATURES:

Stove:	no	Washer:	no	Blinds:	yes
Refrigerator:	no	Dryer:	no	Microwave:	no
Dishwasher:	yes	Water softener:	yes	Sump pump:	no
Disposal:	yes	Smoke detector:	yes	City water:	yes
Freezer:	yes	Dehumidifier:	yes	City sewer:	yes

ROOM DIMENSIONS:

Living:	9x17	Bedroom:	9x11 (1)	Bathroom:	5x7
Dining:	in kitchen	Bedroom:	8x12 (2)	Storage:	4x11
Kitchen:	10x11	Bedroom:	7x15 (2)	B. entry:	6x7

REMARKS:

This property offers 3 bedrooms (refinished floor in main floor bedroom), high efficiency furnace, central air, double paned windows, vinyl siding, fire pit, paver patio & garage. Recent improvements include new kitchen cupboards, new kitchen countertops, new kitchen flooring, new kitchen sink, new kitchen faucet, new garbage disposal, new bathroom vanity, new bathroom sink, new bathroom faucet, new light fixtures, and new insulated steel entry door.

