

BRAD HEGGEN REALTY, INC.

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



PROPERTY INFORMATION:

Address:	23-7 th Ave N, Minnesota Lake	Price:	\$69,500
Lot size:	80x125	Bedrooms:	3
Sq. feet:	1,900	Bathrooms:	1
Basement:	full, unfinished		
Garage:	single, detached (12x18)		
Real estate taxes:	\$988 HS ('11)		
Heat:	forced air, natural gas—high efficiency		
Air conditioning:	central		
Electric service:	100-amp breakers		
Average utilities:	Electric: \$87/mo. Water/Sewer: \$40/mo. Gas: \$81/mo.		
Exterior:	steel		
Legal description:	Lots 4, 5 & W ½ of 6, Block 2, Kremer's 2 nd Addition		
Parcel number:	28.413.0240		
School district:	Maple River		
Listing agent/phone:	Brad Heggen—Cell: (507) 525-3031		

FEATURES:

Stove:	yes	Washer:	yes	Blinds:	yes
Refrigerator:	yes	Dryer:	yes	Fireplace:	no
Dishwasher:	no	Water softener:	yes	Sump pump:	yes
Disposal:	yes	Smoke detector:	yes	City water:	yes
Exhaust fan:		Egress window:	no	City sewer:	yes

ROOM DIMENSIONS:

Living:	13x13	Bedroom:	12x12 (1)	Bathroom:	5x8
Dining:	12x14	Bedroom:	12x13 (2)	Bathroom:	6x9
Kitchen:	13x13	Bedroom:	12x13 (2)	F. porch:	7x9
Pantry:	5x7	F. entry:	5x6	Deck:	10x12
Laundry:	basement	B. entry:	7x14	Office:	10x16

REMARKS:

This property offers large, comfortable rooms throughout, high efficiency furnace, central air, covered front porch, beautiful front door with oval glass, newer storm doors (both front and back), quaint front entry, walk-in pantry with built-in storage, large back entry, deck, steel siding, garage & huge yard with direct access from the front or rear of property. Seller recently tiled the basement and installed sump pump.

