

BRAD HEGGEN REALTY, INC.

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



PROPERTY INFORMATION:

Address:	2840-208 th Ave., Wells	Price:	\$199,900
Lot size:	3.77 acres	Bedrooms:	3+
Sq. feet:	1,556	Bathrooms:	1 3/4
Basement:	full, unfinished		
Real estate taxes:	\$1,808 HS ('12)		
Heat:	forced air, propane		
Air conditioning:	central		
Electric service:	150-amp breakers		
Average utilities:	Electric/Water/Sewer: \$130 - \$150/month	Propane:	\$185/Budget
Exterior:	Vinyl		
Legal description:	Sec 33, Twp 105, Range 24, Vivian Township		
Parcel number:	10.033.1010		
School district:	USC, JWP or Maple River		
Listing agent/phone:	Dawn Cory--(507) 525-4212		

FEATURES:

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

ROOM DIMENSIONS:

Living:	13x14	Bedroom:	11x14	Bathroom:	11x13
Dining:		Bedroom:	12x13	Bathroom:	7x10
Kitchen:	13x22	Bedroom:	12x14	Foyer:	9x13
Family:	8x30	Bedroom:		Foyer:	5x8
Laundry:	in main floor bath	Bedroom:		Office:	

REMARKS:

This home was built in summer of 2000, Modern Cape Cod/Chalet Mix designed by the homeowner. Amenities include but are not limited to vaulted ceilings, main floor bath with large corner Jacuzzi tub, separate shower and laundry. Has a large open kitchen with dining area, main floor bedroom. Beautiful open staircase with loft area. Upper level also has 2 additional bedrooms with dormers and a 3/4 bath. Patio doors to the south with a deck overlooking large rock garden. There is a balcony off the loft area upstairs. The home also has a full unfinished basement which has been framed up for a family room, 2 additional bedrooms with egress window, plumbed bath, storage area and utility room. Insulation and vapor barrier is in place but not dry-walled. Property also has large barn, granary and machine shed. Please allow home owner a 48 hour notice for showings.

