

BRAD HEGGEN REALTY, INC.

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



PROPERTY INFORMATION:

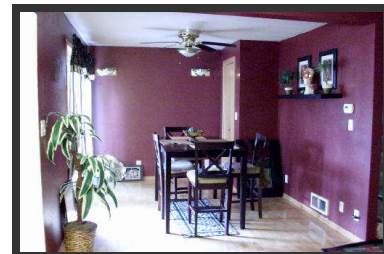
Address:	303 4 th Ave SE, Wells, MN	Price:	\$59,000
Lot size:	50x150	Bedrooms:	2
Sq. feet:	1,000	Bathrooms:	2
Basement:	Full, unfinished		
Garage:	two single, detached: 14x24 & 14x22		
Real estate taxes:	\$622.00		
Heat:	forced air, natural gas-high efficiency		
Air conditioning:	central		
Electric service:	100 amp breakers		
Average utilities:	Electric/Water/Sewer/Month 108.40	Gas/Month	\$60.00
Exterior:	steel		
Legal description:	Lot 1, Blk 37, Original Plat of Wells		
Parcel number:	30.200.7510		
School district:	United South Central		
Listing agent/phone:	Zoa Heckman - 507-317-8689		

Stove:	X	Washer:	X	Blinds:	X
Refrigerator:	X	Dryer:	X	Fireplace:	X
Dishwasher:	X	Water softener:	X	Sump pump:	<input type="checkbox"/>
Disposal:	X	Smoke detector:	X	City water:	X
Exhaust fan:	X	Egress window:	<input type="checkbox"/>	City sewer:	X

Living:	14x14	Bedroom:	12x13	Bathroom:	5x9
Dining:	9x11	Bedroom:	12x14	Bathroom:	5x11
Kitchen:	10x16			Foyer:	6x7
Laundry:	In Base			Deck:	8x12

This warm home offers a practical and open floorplan. Including open living room featuring a gas fireplace with brick surround and mantle. Dining room with patio doors and hardwood floors is open to the living area. The large kitchen offers ample counter and cabinet space, complete with stainless appliances.

The upper level offers second bath and two nice sized bedrooms off from a large landing. Very energy efficient and comfortable. The two garages offer much storage and parking.



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

