

BRAD HEGGEN REALTY, INC.

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31 7TH AVE, MINNESOTA LAKE, MN **\$74,900**

Lot size:	Approximately 10,000sf	Bedrooms:	2+
Sq. feet:	1006	Bathrooms:	1
Basement:	Partial unfinished		
Garage:	3+ (1008 sf)		
Real estate taxes:	\$910.00 Homestead 2011		
Heat:	Forced Air Fuel Oil		
Air conditioning:	Central		
Electric service:	Excel Energy		
Average utilities:	Electric/Mo	\$70.00	/Water/Sewer/Mo \$40. Gas/Mo \$85.00.
Exterior:	Vinyl Siding, Asphalt Shingles		
Legal description:	Kremer's Second Addition, E1/2 of Lot 6 & all of 7 in Block 2		
Parcel number:	28.413.0270		
School district:	Maple River		
Listing agent/phone:	Zoa Heckman-507-317-8689- zoa.bhrealty@gmail.com http://www.zoa.postlets.com		

ROOM DIMENSIONS:

Living: 13'2"x12'2" **Bedroom:** 10'9"x11'1" **Bathroom:** 10'1"x5'9"
Kitchen: 12'7"x11' **Bedroom:** 12'6"x13'5" (2) **Landing:** 13'5"x12'7"(2)
Front porch: 15'2"x7'9" **Back Porch** 10'x7'8" **Laundry** In Basement

REMARKS:

2+ BR 1BA 2 story home with original woodwork. Newer roof, siding, windows and flooring. Large sunny front porch for office or den, eat-in kitchen with new counters & tile backsplash, MF bedroom w/access to newly remodeled bathroom, second floor with room sized landing large enough for a bed and a bedroom with walk-in closet. The highlight of this property is the insulated 28x36 (1008 sf) Shop/Garage built in 2008. It has three doors, drop down stairs to the 1008 sq loft, and sink. Property connected to city water and sewer.

