

BRAD HEGGEN REALTY, INC.

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Wells, MN 56097
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PROPERTY INFORMATION:

Address:	496-3rd Ave SE, Wells	Price:	\$49,500
Lot size:	50x140	Bedrooms:	3
Sq. feet:	1,235	Bathrooms:	1-3/4
Basement:	partial, unfinished		
Garage:	single, detached		
Real estate taxes:	\$687 HS ('12)—includes \$263.95 for street assessment		
Assessment info:	\$223.35 balance after 2012 real estate taxes paid		
Heat:	forced air, natural gas		
Air conditioning:	central		
Electric service:	100-amp breakers		
Average utilities:	Electric/Water/Sewer: \$177/month	Gas:	\$48/month
Exterior:	slate		
Legal Description:	Lot 7, Block 30 of O.P. Wells		
Parcel number:	30.200.6370		
School district:	United South Central		
Listing agent/phone:	Lori Fette—Cell: (507) 381-8183		

FEATURES:

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

ROOM DIMENSIONS:

Living:	13x16	Bedroom:	10x15 (1)	Bathroom:	5x8 (1)
Dining:	10x12	Bedroom:	11x15 (2)	Bathroom:	4x5 (2)
Kitchen:	13x16	Bedroom:	12x13 (2)	Foyer:	6x9
Pantry:	6x6	Office:	8x10 (2)	Deck:	10x12
Laundry:	in basement			Front Porch:	4x5

REMARKS:

Numerous updates have been done to this 3 bedroom home! Brand new kitchen countertops, kitchen windows, laminate flooring in kitchen, dining and main-floor bedroom, new tile and glass block window in bathroom and fresh interior paint. Upper level has been completely remodeled and includes new electrical, drywall and ½ bath. All appliances stay. Corner lot.



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