

BRAD HEGGEN REALTY, INC.

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



PROPERTY INFORMATION:

Address:	573 S. Broadway, Wells	Price:	\$35,900
Lot size:	50x139	Bedrooms:	2+
Sq. feet:	1,415	Bathrooms:	1-1/2
Basement:	partial, unfinished		
Garage:	single, detached—16x20		
Real estate taxes:	\$544 NHS ('11)		
Heat:	forced air, natural gas		
Air conditioning:	none		
Electric service:	fuses		
Average utilities:	Electric/Water/Sewer: \$78/month	Gas:	\$51/month
Exterior:	slate		
Legal description:	Lot 3, Block 3, Charles N. Andrew's Addition		
Parcel number:	30.210.0430		
School district:	United South Central		
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:	no	Sump pump:	no
Disposal:	no	Smoke detector:	yes	City water:	yes
Exhaust fan:	no	Egress window:	no	City sewer:	yes

ROOM DIMENSIONS:

Living:	14x22	Bedroom:	11x13 (2)	Bathroom:	5x12
Dining:	12x14	Bedroom:	9x11 (2)	Bathroom:	4x5
Kitchen:	13x14	Bedroom:		Foyer:	5x6
Family:		Bedroom:		Landing:	6x10
Laundry:	7x12 (main floor)	Work room:	6x14 (2)	Closet:	5x10

REMARKS:

This property offers large living room and large dining room, storage bench in front entry, lots of cupboards & built-in desk in kitchen, large walk-in closet & cedar-lined closet off second floor landing, main floor laundry & garage. Recent updates include high efficiency furnace, newer carpet in living room & dining room, newer vinyl flooring in 2nd floor bath & newer roof.

