

BRAD HEGGEN REALTY, INC.

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



PROPERTY INFORMATION:

Address:	601-8 th St SW, Wells	Price:	\$185,000
Lot size:	90x140	Bedrooms:	3+
Sq. feet:	2,200	Bathrooms:	2
Basement:	full, partially finished		
Garage:	double, attached—fully insulated		
Real estate taxes:	\$2,565 HS (proposed '12)		
Heat:	forced air, natural gas—new '11		
Air conditioning:	central—new '11		
Electric service:	200-amp breakers		
Average utilities:	Electric/Water/Sewer: \$166/month	Gas:	\$50/month
Exterior:	brick		
Legal description:	Block 8, Lot 8 & E 15' of Lot 7, Moja Subdivision		
Parcel number:	30.450.0780		
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:	yes
Dishwasher:	yes	Water softener:	yes	Sump pump:	yes
Disposal:	yes	Smoke detector:	yes	City water:	yes
Exhaust fan:	yes	Egress window:	no	City sewer:	yes

ROOM DIMENSIONS:

Living:	13x14	Bedroom:	12x14	Bathroom:	8x8
Dining:	12x14	Bedroom:	11x11	Bathroom:	8x8
Kitchen:	12x19	Bedroom:	10x11	Foyer:	5x11
Family:	14x38 (LL)	Bedroom:		Sunroom:	14x20
Laundry:	10x11	Office/BR:	12x13 (LL)	Other:	

REMARKS:

This Sorem-built brick rambler is well built and well maintained and offers many amenities, including three bedrooms and two baths on the main floor, bedroom suite (including private bathroom and walk-in closet), main floor laundry, oak kitchen with under cabinet lighting, built-in desk, informal dining area, formal dining area, sunroom with gas fireplace, finished basement (including large family room, office and plumbing for 3rd bathroom), poured concrete foundation, 2x6 exterior walls, double attached garage (fully insulated), brick exterior, large corner lot with nice landscaping and privacy fence. Recent improvements include furnace, central air, garbage disposal, stove & microwave in 2012; roof, kitchen flooring, and BR/hall carpeting in 2010; kitchen counters & sink in 2006; garage door in 2003; heated tile floor in bathroom and flooring in laundry and sunroom in 2002.

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

