

**\$75,000.00**

616 3RD ST SW  
PIPESTONE, MN 56164

3 BEDROOMS  
2 BATHROOMS  
1,536 SQ. FT.  
1,120 MAIN FLOOR SQ. FT.

AGENT: LINDA VOS



### PROPERTY DESCRIPTION

PRICE REDUCED: 1.5 story home has 3 bedrooms & 1.75 bath. Brand new laminate flooring that extends throughout the main floor. Eat in kitchen with plenty of counter space & newer stainless steel appliances. Spacious dining room with skylight, living room with bay window, 2 bedrooms and full bath. Upper level bedroom has convenient built in drawer, and attic storage. Detached single garage with dog kennel. Spacious backyard with patio. Seller is offering \$2,000 painting allowance for exterior.

<b>Style:</b>	Single Family
<b>Year Built:</b>	1950
<b>Sq. Feet:</b>	1,536
<b>Main Floor Sq. Feet:</b>	1,120
<b># Stories:</b>	1 1/2
<b>Lot Size:</b>	50 x 150
<b>Bedrooms:</b>	3
<b>Bathrooms:</b>	2
<b>Laundry:</b>	Basement
<b>Basement:</b>	Full Concrete Block Unfinished
<b>Roof:</b>	asphalt (10 years)
<b>Siding:</b>	slate
<b>Windows:</b>	Double Hung
<b>Electrical:</b>	2-60 amp Amps Fuses
<b>Plumbing:</b>	Mixed
<b>Heating:</b>	3 Forced Air Natural Gas Furnace new 2016
<b>Cooling:</b>	Central New AC upper level 2017

<b>Living Room:</b>	18' 8" x 12' 7" Bay window, laminate flooring
<b>Family Room:</b>	12' x 19' 3" Lower level
<b>Dining Room:</b>	25' x 8' Laminate flooring, skylight
<b>Kitchen:</b>	20' 5" x 10' Eat in kitchen, plenty of cabinets
<b>Master Bedroom:</b>	9' 8" x 12' 2" Laminate flooring, closet, ceiling fan
<b>Bedroom 2:</b>	8' 8" x 9' 8" Laminate flooring, closet

<b>Access / Roads:</b>	asphalt
<b>Water:</b>	City
<b>Sewer:</b>	City
<b>Water Heater:</b>	Natural Gas

<b>Tax Info:</b>	\$728
<b>Assessments:</b>	\$36 RECYCLE FEE
<b>Market Value:</b>	\$63,500 (2019 for tax purposes only) \$67,100 proposed 2020 (estimated)

<b>Parcel #:</b>	18.380.0680
<b>Legal:</b>	CORBETTS ADD E 50 FT OF W 100 FT OF NW 1/4 BLK 4
<b>Property ID:</b>	1692-LV

**Other Amenities:**

dishwasher, microwave, stove, refrigerator, patio, Dog kennel behind garage