

**\$99,900.00**

604 2ND AVE SW  
PIPESTONE, MN 56164

3 BEDROOMS  
2 BATHROOMS  
1,730 SQ. FT.  
910 MAIN FLOOR SQ. FT.

AGENT: LINDA VOS



### PROPERTY DESCRIPTION

NEW LISTING: Victorian home features timeless character with its open front porch and balcony. Living room is carpeted and sellers have remodeled /removed walls to accomplish the charming "open" living and dining room area. Kitchen has wood cabinets with plenty of counter space. Convenient main floor laundry/mudroom & half bath located off of the kitchen. Upper level 3 bedrooms with beautiful restored original hard wood flooring. Carpeted office/den area and full bath. Basement is unfinished with newer boiler and much updated plumbing! Backyard patio, storage shed and double detached garage that is insulated & heated. Convenient extra parking pads in the front and alley access to garage in the back.

<b>Style:</b>	Single Family
<b>Year Built:</b>	1895
<b>Sq. Feet:</b>	1,730
<b>Main Floor Sq. Feet:</b>	910
<b># Stories:</b>	2
<b>Lot Size:</b>	60 x 150
<b>Bedrooms:</b>	3
<b>Bathrooms:</b>	2
<b>Laundry:</b>	Main Floor
<b>Basement:</b>	Full Rock Mortar Unfinished
<b>Roof:</b>	apshalt (2008)
<b>Siding:</b>	wood lap-painted 2 years ago
<b>Windows:</b>	Double hung
<b>Insulation:</b>	Updated
<b>Electrical:</b>	Breakers
<b>Plumbing:</b>	Mixed
<b>Heating:</b>	Boiler/hot water new in 2018
<b>Cooling:</b>	Window Unit 1-wall unit & 2 window units will stay with house

<b>Living Room:</b>	19' x 13' Open to dining room-carpeted
<b>Dining Room:</b>	13' x 13'
<b>Kitchen:</b>	11' x 10'
<b>Master Bedroom:</b>	15' x 12' Hardwood flooring, door to balcony, 2 closets (East)
<b>Bedroom 2:</b>	11' x 11' Hardwood flooring (South)
<b>Bedroom 3:</b>	13' x 13' Hardwood, closet (SW)
<b>Other:</b>	13' x 8' Carpeted extra room- office or den area (upper level)

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

<b>Tax Info:</b>	\$618
<b>Assessments:</b>	\$36 recycle fee
<b>Parcel #:</b>	18.620.0380
<b>Legal:</b>	LAWRENCE ADD S 10 FT LOT 6 & ALL LOT 7 BLK 2 904
<b>Property ID:</b>	1718-LV
<b>Budget:</b>	Center Point \$70 X-Cel Energy- \$140 City of Pipestone \$130 Van

**Other Amenities:**

dishwasher, stove, refrigerator, water softener, deck, patio, utility shed, washer & dryer