

\$212,500.00

304 2ND AVE SW (PRICE
REDUCTION)

PIPESTONE, MN 56164

4 BEDROOMS
2 1/2 BATHROOMS
3,312 SQ. FT.
1,192 MAIN FLOOR SQ. FT.

AGENT: LINDA VOS



PROPERTY DESCRIPTION

NEW LISTING: This beautiful 2 story brick home holds a lot of history and has been well maintained to enhance its timeless elegance. Original hardwood flooring throughout. Main floor features luxurious Brazilian oak doors, trim and crown moldings and some original light fixtures. Spacious formal dining room with Brazilian oak pocket doors and high ceilings. Living room features a gorgeous built-in book case with lead glass and coal burner, plus a wonderful view of courthouse lawn. Open stairway leads you to second floor landing with access to backyard balcony. 4 upper level bedrooms, full bath, hobby/storage room, and large hallway closet. Back entry also includes convenient main floor laundry with ceramic tile. Lower level is finished with brand new carpeted family room featuring a magnificent gas fireplace with beautiful wood mantel and mirror. Spacious hallway closets, extra room, and 3/4 bath, and utility room. 3 stall detached garage (24' x 56') with heated & insulated shop and newer cement driveway.

Style:	Single Family
Year Built:	1917
Sq. Feet:	3,312
Main Floor Sq. Feet:	1,192
# Stories:	2
Lot Size:	150 x 150
Bedrooms:	4
Bathrooms:	2 1/2
Laundry:	Main Floor
Basement:	Full Poured Dry Finished
Roof:	asphalt (Sept.2011)
Siding:	brick
Windows:	12 new windows Dble hung-Anderson
Insulation:	Updated
Electrical:	200 Amps Breakers & Fuses Breaker box located in furnace room/fuse box in cabinet off of laundry room
Plumbing:	Mixed
Heating:	Electric Natural Gas

Living Room:	26' x 14' 2" Brazilian oak trim and built-in cabinets with lead glass doors, Original light fixture. Beautiful coal burner (can be converted to gas fireplace) Original hardwood flooring, bench seat, pocket door,
Family Room:	14' x 25' 2" Brand new carpeting, built-in cabinets, gas fireplace with beautiful mantel
Dining Room:	14' 2" x 13' 2" Brazilian oak trim, wood flooring, new windows, chandelier, and pocket doors
Kitchen:	14' x 12' Original wood floors, wood cabinets, new North window, kitchen appliances included
Master Bedroom:	14' 2" x 10' 10" Upper level (SW) Wood flooring-closet-cable hookup, new windows, ceiling fan
Bedroom 2:	10' x 14' Upper level (SE) wood flooring (attic access)

Cooling: Boiler heat/ Electric baseboard heat in basement
None
Seller uses portable A/C units (negotiable)

Bedroom 3:	10' x 14' 5" Upper level (NE) wood flooring and closet, new windows
Bedroom 4:	12' 4" x 8' 10" Upper level (NW) wood flooring and closet, new windows
Office:	13' 9" x 13' Lower level- New carpeting, closet, window but not egress window
Den:	4' 10" x 9' 10" Upper level extra room-can be storage or large walk in closet
Other:	9' 10" x 8' 3" Back entry- includes ceramic tile flooring, main floor laundry, washer

Access / Roads: asphalt
Water: City
Sewer: City
Water Heater: Natural Gas
16 years old

Tax Info: \$2626.00
Assessments: \$36 recycle fee
Market Value: \$184,200 (estimated)
Parcel #: 18.800.0560
Legal: SWEETS ADD LOT 1
BLK 5
Property ID: 1716-LV
Budget: Center Point \$ X-Cel
Energy \$

Other Amenities:

dishwasher, garbage disposal, stove, refrigerator, water softener, fireplace, patio, 2nd level balcony, Newer cement driveway,, All new electrical from pole to house-new box