

**\$199,900.00**

304 2ND AVE SW  
PIPESTONE, MN 56164

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

AGENT: LINDA VOS



### PROPERTY DESCRIPTION

Beautiful 2 story brick home holds a lot of history & well maintained to enhance it timeless elegance. Original hardwood flooring throughout. Luxurious Brazilian oak doors, trim, crown moldings & some original light fixtures. Spacious formal dining room with Brazilian oak pocket doors. Living room has a gorgeous built in book case with lead glass, coal burner, plus a wonderful view of courthouse lawn. Open stairway leads to 2nd floor landing with access backyard balcony. 4 upper level bedrooms, full bath, hobby/storage room, & large hallway closet. Back entry also includes convenient main floor laundry with ceramic tile. Basement is finished with a brand new carpeted family room featuring magnificent gas fireplace with beautiful wood mantel & mirror. Spacious hallway closets, extra room, 3/4 bath, & utility room. 3 stall detached garage (24' x 56') heated/insulated shop & newer cement driveway. New sewer line to house was installed Aug. 2020.

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

<b>Living Room:</b>	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,
<b>Family Room:</b>	14' x 25' 2" Brand new carpeting, built in cabinets, gas fireplace with beautiful mantel
<b>Dining Room:</b>	14' 2" x 13' 2" Brazilian oak trim, wood flooring, new windows, chandelier, and pocket doors
<b>Kitchen:</b>	14' x 12' Original wood floors, wood cabinets, new North window, kitchen appliances included
<b>Master Bedroom:</b>	14' 2" x 10' 10" Upper level (SW) Wood flooring-closet-cable hookup, new windows, ceiling fan
<b>Bedroom 2:</b>	10' x 14' Upper level (SE) wood flooring (attic access)
<b>Bedroom 3:</b>	10' x 14' 5" Upper

**Cooling:** basement  
None  
Seller uses portable  
A/C units (negotiable)

**Bedroom 4:** level (NE) wood flooring and closet, new windows  
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 \*\*2021- an assessment will be added to taxes for street mill overlay for \$710.25

**Market Value:** \$188,900 (estimated)  
**Parcel #:** 18.800.0560  
**Legal:** SWEETS ADD LOT 1  
BLK 5  
**Property ID:** 1766-LV  
**Budget:** Center Point \$95 X-Cel  
\$159 City(water, sewer  
garbage) \$140

**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 \*\*\*Reverse Osmosis system in basement is rented through Culligan \$35 month