

**\$55,900.00**

621 2ND AVE SW  
PIPESTONE, MN 56164

2 BEDROOMS  
1 BATHROOM  
1,092 SQ. FT.

AGENT: ROB  
WOODBURY



### PROPERTY DESCRIPTION

New to the market is this 2 bedroom/1 bath home on a corner lot. You'll appreciate having all the amenities, including laundry, on the main floor. Large dining and living room areas are perfect for hosting family or entertaining friends. There is a front porch and a breezeway connects the home to an oversized 1 stall garage that has enough room for a shop area or plenty of extra storage. There's a lot of potential here, just need the right owner to make it their own! Note: One of the sellers is a licensed real estate salesperson

<b>Style:</b>	Single Family
<b>Year Built:</b>	1905
<b>Sq. Feet:</b>	1,092
<b># Stories:</b>	1
<b>Lot Size:</b>	90' x 89'
<b>Bedrooms:</b>	2
<b>Bathrooms:</b>	1
<b>Laundry:</b>	Main Floor
<b>Basement:</b>	Partial Concrete Block Dry Unfinished
<b>Garage:</b>	Attached 1 Stall 12' x 36'
<b>Roof:</b>	Asphalt shingles
<b>Siding:</b>	Vinyl
<b>Windows:</b>	Double Hung
<b>Insulation:</b>	Original
<b>Electrical:</b>	100 Amps Fuses
<b>Plumbing:</b>	Mixed
<b>Heating:</b>	unknown Forced Air Natural Gas
<b>Cooling:</b>	unknown Central

<b>Living Room:</b>	13' 9" x 16'
<b>Dining Room:</b>	13' 9" x 12'
<b>Kitchen:</b>	11' x 11' 6"
<b>Master Bedroom:</b>	14' x 9' 6"
<b>Bedroom 2:</b>	13' 6" x 10' 6"
<b>Other:</b>	6' x 24' Front Porch

<b>Access / Roads:</b>	Asphalt
<b>Water:</b>	City
<b>Sewer:</b>	City
<b>Water Heater:</b>	Electric 4 years old

<b>Tax Info:</b>	522.00
<b>Assessments:</b>	36.00 recycling fee
<b>Market Value:</b>	44,300 (tax purposes only) (estimated)
<b>Parcel #:</b>	18.730.0400
<b>Legal:</b>	W 90' of Lots 32, 33 & 34, Block 1, Seamans Addition to the City of Pipestone.
<b>Property ID:</b>	1771-RW

#### Other Amenities:

stove, refrigerator, water softener