

**\$154,000.00**

423 3RD ST SW (SALE PENDING)  
PIPESTONE, MN 56164

4 BEDROOMS  
3 BATHROOMS  
1,290 MAIN FLOOR SQ. FT.

AGENT: BONNIE FOLKERTS



### PROPERTY DESCRIPTION

ARE YOU IN THE MARKET TO PURCHASE YOUR NEXT HOME? Need to view to appreciate this well kept 1 1/2 story home with four bedrooms. MOTIVATED seller has this home ready to move right in. Seller added square footage to the home making for an extra large living room/dining area plus a spacious main floor master bedroom. There is a bathroom on each level. Lower level partially finished with a sewing/hobby room, storage room and utility room. The home has gutter guards on the eaves. Front entrance with wood deck. Awesome backyard with a newer fence. Extra large detached double garage with work area. Storage shed included. Personal property items that are negotiable are freezer, washer, dryer, snowblower.

<b>Style:</b>	Single Family
<b>Year Built:</b>	1938
<b>Main Floor Sq. Feet:</b>	1,290
<b># Stories:</b>	1 1/2
<b>Lot Size:</b>	50 X 150
<b>Bedrooms:</b>	4
<b>Bathrooms:</b>	3
<b>Laundry:</b>	Basement
<b>Basement:</b>	Partial Concrete Block Unfinished 3/4 finished
<b>Roof:</b>	Asphalt 2012
<b>Siding:</b>	Vinyl - 1999
<b>Windows:</b>	Newer (Pella)
<b>Electrical:</b>	100 Amps Breakers
<b>Plumbing:</b>	Mixed
<b>Heating:</b>	1997 Forced Air Natural Gas
<b>Cooling:</b>	1997 Central

<b>Main Floor:</b>	43' x 30'
<b>Living Room:</b>	18' x 15' Carpeted
<b>Dining Room:</b>	14' 8" x 15' Carpeted
<b>Kitchen:</b>	10' x 15' New sink; granite countertop
<b>Master Bedroom:</b>	20' 10" x 11' SE;carpeted; dble closet
<b>Bedroom 2:</b>	11' 8" x 11' SE
<b>Bedroom 3:</b>	12' x 12' SW
<b>Bedroom 4:</b>	11' 5" x 13' NW; room size estimated
<b>Office:</b>	5' 9" x 6' 6" Plus 4 x 4'7
<b>Other:</b>	14' 8" x 12' 10" LL sewing room; carpeted

<b>Water:</b>	City
<b>Sewer:</b>	City
<b>Water Heater:</b>	Natural Gas 2015 years old

<b>Tax Info:</b>	\$1,082 = 2018
<b>Assessments:</b>	\$36 SW
<b>Market Value:</b>	\$89,600 (estimated)
<b>Parcel #:</b>	18.380.0160
<b>Legal:</b>	CORBETT'S ADDITION

LOT 9 BLOCK 1

**Property ID:**

1572-BF

**Budget:**

Gas: \$50; Excel: \$75

**Other Amenities:**

dishwasher, garbage disposal, stove, refrigerator, water softener, deck, patio, utility shed, Freezer=negotiable. Fridge in kitchen stays., Private backyard