

**\$188,000.00**

801 7TH AVE SE (PRICE LOWERED)  
PIPESTONE, MN 56164

3 BEDROOMS  
2 1/2 BATHROOMS  
1,952 MAIN FLOOR SQ. FT.

AGENT: BONNIE FOLKERTS



### PROPERTY DESCRIPTION

SAME QUALITY HOME, with a price reduction. SPACIOUS.....A one story home with finished basement. \*\*\*LOOKING FOR A SPACIOUS BASEMENT IN EXCELLENT CONDITION?\*\*\* YOU WILL WANT TO VIEW this home. Home was originally constructed to accommodate handicap needs with a wide hallway and pocket doors. Almost 2,000 sq feet on main level. Roof was new in 2015. Kitchen w/bow window and eating area. Kitchen cabinets with newer counter top. Natural gas FA furnace new in 2014. Home has central air. Three bedrooms on main. Master bedroom & bath with step-in shower. Main floor laundry is truly convenient. Need to view to appreciate the spaciousness of this home with abundant storage. An awesome sun room is extra cozy with a corner fireplace and beautiful handcrafted mantel. Large backyard for your enjoyment. Homeowner has utilized the lower level for hobby work plus a family room, bathroom and more storage.

**Style:** Single Family  
**Year Built:** 1962  
**Main Floor Sq. Feet:** 1,952  
**# Stories:** 1  
**Lot Size:** 100 x 140

**Bedrooms:** 3  
**Bathrooms:** 2 1/2  
**Laundry:** Main Floor  
**Basement:** Full  
Concrete Block  
Finished  
No bsmt under sunroom; sump pump

**Garage:** Attached  
2 Stalls  
with Garage Door  
Openers  
24' x 26'

**Roof:** STEEL-2015  
**Siding:** STEEL  
**Windows:** Crank out-newer  
**Electrical:** 100 Amps  
Breakers  
**Plumbing:** Mixed  
**Heating:** 2015  
Forced Air

**Main Floor:** 54' x 34'

**Living Room:** 26' 4" x 13' 7" New carpet; bookshelves

**Family Room:** 36' x 12' 9" LL; carpeted; bath; shower never used

**Dining Room:** 9' 6" x 9' Ceiling and; bay window

**Kitchen:** 9' x 11' Bay window; birch cabinets w/newer countertop

**Master Bedroom:** 14' x 14' 8" NW

**Bedroom 2:** 14' 2" x 10' 7" SE; carpeted

**Bedroom 3:** 9' 2" x 15' 3" NE; carpeted

**Other:** 16' x 16' Sunroom; gas fireplace. New carpet

**Water:** City  
**Sewer:** City  
**Water Heater:** Natural Gas  
10 years old

**Tax Info:** 2,710 = 2018

**Cooling:** Natural Gas  
unknown  
Central

**Assessments:** \$36 SW  
**Market Value:** 183,100 (estimated)  
**Parcel #:** 18.350.0010  
**Legal:** Lot 1 and North 20 Feet  
of Lot 2, Block 1, Brown  
1st Addition  
**Property ID:** 1520-BF  
**Budget:** Gas: \$50 Excel: \$150

**Other Amenities:**

dishwasher, garbage disposal, microwave, stove, refrigerator, water softener, fireplace, utility shed, SHED: 10'4 x 12'3