

**\$99,000.00**

716 5TH AVE SW PRICE REDUCED  
PIPESTONE, MN 56164

3 BEDROOMS  
2 BATHROOMS  
1,328 SQ. FT.

AGENT: GAVIN T. WINTER



### PROPERTY DESCRIPTION

PRICE REDUCED: You'll love the updates to this 3 bedroom single story home! Remodeled kitchen features cherry wood cabinets, new counter top/sink, attractive back splash, newer appliances, and new laminate flooring throughout the main floor. Dining area has built in hutch and modern chandelier that is open to spacious living room with picture window. 3 main floor bedrooms with all new carpeting and light fixtures. Main floor full bath has plenty of cabinet space and is updated with new flooring, sink/counter top, shower surround and toilet. Basement family room, 2 extra rooms with closets, utility room includes washer & dryer, utility sink, and plenty of storage. Basement also has convenient backdoor entrance to backyard. Double detached garage. Located close to elementary school and grocery store. Seller is a licensed Realtor.

<b>Style:</b>	Single Family
<b>Year Built:</b>	1957
<b>Sq. Feet:</b>	1,328
<b># Stories:</b>	1
<b>Lot Size:</b>	50 x 157
<b>Bedrooms:</b>	3
<b>Bathrooms:</b>	2
<b>Laundry:</b>	Basement
<b>Basement:</b>	Full Concrete Block Finished
<b>Roof:</b>	asphalt
<b>Siding:</b>	vinyl
<b>Windows:</b>	double hung
<b>Insulation:</b>	Original
<b>Electrical:</b>	150 Amps Breakers
<b>Plumbing:</b>	Mixed
<b>Heating:</b>	Forced Air Natural Gas
<b>Cooling:</b>	Central

<b>Living Room:</b>	18' 05" x 22' 02" combined with dining area, L-shaped with new laminate flooring
<b>Family Room:</b>	24' 7" x 13' Basement- carpeted
<b>Dining Room:</b>	0' x 0' Built in cabinets, new dining room chandelier, new laminate flooring-open to living room
<b>Kitchen:</b>	13' x 11' Beautiful cherry wood cabinets, new countertop/sink, attractive new backsplash, new laminate flooring, newer appliances
<b>Master Bedroom:</b>	10' 7" x 12' 8" (North) New carpeting, lighting, and closet
<b>Bedroom 2:</b>	10' 7" x 12' 8" (NW) New carpeting, lighting, and closet
<b>Bedroom 3:</b>	9' 11" x 12' 6" (SW) New carpeting, lighting, and closet
<b>Bedroom 4:</b>	13' x 10' 7" extra room-non conforming bedroom-has closet, no egress window

	(Basement)
<b>Bedroom 5:</b>	19' 11" x 13' 5" extra room-non conforming bedroom-has a closet, but not egress window
<b>Other:</b>	0' x 0' Basement utility room is large with tons of storage. Outside entrance from basement.

**Access / Roads:** asphalt  
**Water:** City  
**Sewer:** City  
**Water Heater:** Electric  
5 years old

**Tax Info:** \$1,012  
**Assessments:** \$36 recycle fee  
**Market Value:** 85,500 (estimated)  
**Parcel #:** 18.710.0450  
**Legal:** RESIDENCE PARK  
ADDN LOT 8 BLK 2  
**Property ID:** 1587-GW

**Other Amenities:**

dishwasher, microwave, stove, refrigerator, water softener, electric fireplace in basement family room