

Reiner Real Estate

30 W Central Street, Springfield, MN 56087

Office # 507-723-5233 - Amanda Cell # 507-828-6238 - www.reinerre.com



Date of Listing: July 12, 2011

Name of Owners: Dan & Stacy Bast

Agent: Amanda Malecek

Street Address: 320 Marshall Ave N

City: Springfield

Legal Description: Lot 4 & Lot 5, Block 3,
Schwarzrock 1st Addition

Lot Size: 100' x 150'

All measurements are approximate:

Listing Price: \$89,900

Terms: Cash

Number of Bedrooms: 3 - all upstairs
Sizes: SW - 12' x 12' 5", NW - 12' 5" x 13',
NE - 15' x 15' 5"

Number of Bathrooms: 1 1/2
(1 on main, 1/2 up)

Living Room Size: 14' 8" x 15' 8"

Dining Room Size: 12' 2" x 14'

Kitchen Size: 13' 2" x 14' 3"

Office Size: 12' 3" x 13' 3"

Laundry Room Size: 6' 8" x 10' 7"

Basement: Full - partially finished

Year Built: 1898

Total Square Footage: 1,549 SF

Garage: Double attached garage

Electrical Service: 150 amp breakers

Type of Heat: Gas Hot Water Heat (new in 2001)

Air Conditioning: Window A/C

Heating Average: \$98.00/monthly average

Utility Average: \$179.00/monthly average

Real Estate Taxes/Year: \$786.00 for 2011

Special Assessments: None

Personal Property Included: Window A/C units, wood boiler in garage

Additional Information: Great amount of character - original woodwork, hardwood floors, pocket doors, built-in hutch, & metal ceilings; spacious, beautifully remodeled kitchen with center island for additional counter space & eating area; main level laundry room with bamboo flooring; new shingles in 2009; new boiler in 2001; steel siding in great condition; nice front porch



