

# Reiner Real Estate

30 W Central Street, Springfield, MN 56087

Office # 507-723-5233 - Amanda Cell # 507-828-6238 - [www.reinerre.com](http://www.reinerre.com)



**Date of Listing:** September 2, 2014

**Name of Owners:** Justin & Courtney Thram

**Agent:** Amanda Frank

**Street Address:** 410 3rd Ave W

**City:** Lamberton

**Legal Description:** Lots 8 & 9 Block 2, Section 23, Twp 109, Range 37, Auditor's Subdivision #1, Tract 75' x 140' South ½ of Lot 4

**Lot Size:** 75' x 140'

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All measurements are approximate:

**Listing Price:** ~~\$47,500~~ **\$39,900**

**Terms:** Cash

**Number of Bedrooms:** 2

**Number of Bathrooms:** 1

**Sizes:** Up - 12' x 13' & 12' x 14'

**Size:** 8' x 10' 4"

**Living Room Size:** 16' 9" x 17' 5"

**Dining Room Size:** 10' x 11'

**Kitchen Size:** 9' x 13'

**Basement:** Full, unfinished

**Laundry:** Located in basement

**Total Square Footage:** Approx. 980 sq. ft.

**Year Built:** 1939

**Water softener:** Rented

**Garage:** (2) Single detached garages

**Electrical Service:** 100 amp breakers

**Type of Heat:** Gas F/A furnace (new in 2008)

**Air Conditioning:** Central A/C (new in 2011)

**Cost of Heating:** Average \$83.00/month

**Electricity:** Average \$97.00/month

**Real Estate Taxes/Year:** \$456.00 for 2014

**Special Assessments:** \$42.00 for 2014

**Personal Property Included:** Refrigerator, stove

**Additional Information:** Nicely updated home featuring a remodeled kitchen and bathroom, new shingles in 2012, new central A/C in 2011, new furnace in 2008 and updated flooring throughout. Backyard features large patio area, two detached garages and parking area.





