

Reiner Real Estate

30 W Central Street, Springfield, MN 56087

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Date of Listing: September 8, 2014

Name of Owners: Roger & Suzanne Janssen

Agent: Amanda Frank

Street Address: 231 Spring Avenue S

City: Springfield

Legal Description: Lot 7, Block 1, Paffrath & Schmid First Addition

Lot Size: 50' x 100'

All measurements are approximate:

Listing Price: \$35,800

Terms: Cash

Number of Bedrooms: 4 - 1 main, 3 up
Sizes: Main - 11' 9" x 10' 10", Up - 7'3" x 17' 10",
10' 11" x 19' 7", 7'8" x 16'

Bathrooms: 1 1/2- 1 main, 1/2 up

Living Room Size: 10' 7" x 24' 8"

Kitchen Size: 10' x 16' 1"

Laundry: Located on main level

Basement: Full unfinished

Total Square Footage: Approx. 1,146 sq. ft.

Year Built: 1940

Garage: Single detached

Electrical Service: 100 amp

Type of Heat: Gas forced air furnace

Air Conditioning: Central A/C

Real Estate Taxes/Year: \$304 for 2014

Special Assessments: \$34 for 2014

Personal Property Included: Stove & refrigerator

Additional Information: Updates include new forced air furnace in September 2010, new hot water heater in 2010 & new tub surround in main level bathroom; hardwood floors in kitchen, living and dining room; laundry hookups on the main level; new insulation added in 2010

