



**DAN PIKE AGENCY**

Dan Pike, Broker

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## Residential Property Information



Ref. #177

**OWNER:** Tom & Kim Sampson  
**PRICE:** \$79,000  
**TYPE:** 1 1/2  
**AGE:** 1935  
**GARAGE:** 2 Car Attached (Heated Shop)  
**BEDROOMS:** 3  
**BATHS:** 2  
**WATER SOFTENER:** Stays/2005  
**ROOF:** Asphalt-2006  
**FURNACE:** Forced Air  
**AVERAGE HEAT COST:** \$60 ep  
**AIR CONDITIONING:** Central

**ADDRESS:** 401 Broadway Ave.,  
Lakefield, MN

**TERMS:** Cash  
**TAXES:** \$628 HS 2009  
**SQUARE FEET (Assessors Estimated):**  
948' main, 600' lower, 306' 2nd  
**LOT INFO:** 58'x100'  
**BASEMENT:** Full -Unfinished  
**UTILITIES:** City  
**WATER HEATER:** 50 Gal/5 yrs.  
**ELECTRICAL:** 100 Amp Breakers  
**ASSESSMENTS:** N/A  
**PARCEL #:** 24.321.0160

**NOTES & COMMENTS:** Very nice 1 1/2 story-3 bedroom-2 bath home on corner lot. Open floor plan, remodeled kitchen, newer windows-2 car attached garage w/heated shop area. Great value-Priced to Sell!

**FIRST FLOOR:** Kitchen, Dining Room, Living Room, Bedroom, Bath, Breezeway, Entry/Mudroom

**SECOND FLOOR:** 2 Bedrooms, Bath, Storage

**BASEMENT:** Laundry, Storage

THIS INFORMATION, THOUGH BELIEVED TO BE ACCURATE, IS NOT GUARANTEED.

\*\* Square footage measurements are taken directly from the county assessors' records and/or on owners information. Please verify the information personally, by your own inspection, if you so desire.

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