



**DAN PIKE AGENCY**

Dan Pike, Broker

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## Residential Property Information



Ref. #266

**OWNER:** Kelly Frericks  
**PRICE:** \$84,900  
**TYPE:** 1 ½ Story  
**AGE:** 1947/76/98 (Total Remodel '98)  
**GARAGE:** Tuck under (28'x25')  
**BEDROOMS:** 3  
**BATHS:** 1  
**WATER SOFTENER:** Stays  
**ROOF:** Asphalt 1997  
**FURNACE:** Forced Air 2012  
**AVERAGE HEAT COST:** N/A  
**AIR CONDITIONING:** Central  
**FIREPLACE:** None

**ADDRESS:** 402 Belmont St,  
Lakefield, MN  
**TERMS:** Cash  
**TAXES:** \$1,322 NHS 2011  
**SQUARE FEET (Assessors Estimated):**  
700' main, 900' 2<sup>nd</sup> level  
**LOT INFO:** 85'x128'  
**BASEMENT:** Partial  
**UTILITIES:** City  
**WATER HEATER:** 50 Gal  
**ELECTRICAL:** 100 Amp Breaker  
**ASSESSMENTS:** N/A  
**PARCEL #:** 24.303.0240

**NOTES & COMMENTS:** Great Character! Totally Remodeled 1 ½ Story 3 Bedroom Home with Tuck under 2 Car Garage. Open floor plan on main level with living, dining, and kitchen. Large master bedroom with access to outside deck, great sitting room area on 2<sup>nd</sup> level. **PRICED TO SELL!**

**FIRST FLOOR:** Kitchen, Dining Room, Living Room, Bath, & Entry

**SECOND FLOOR:** 3 Bedrooms, Sitting Room/Storage

**BASEMENT:** Laundry

**\*Appliances stay – Except Microwave**

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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