



**DAN PIKE AGENCY**

Dan Pike, Broker

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## Residential Property Information



Ref. #179

**OWNER:** Eric & Mary Helmke

**PRICE:** \$52,900

**TYPE:** Single Story

**AGE:** 1950

**GARAGE:** Single Detached

**BEDROOMS:** 2

**BATHS:** 1 Full

**WATER SOFTENER:** Stays (see disclosure)

**ROOF:** Asphalt-2004

**FURNACE:** Forced Air-2009

New in May 2009

**AVERAGE HEAT COST:** \$N/A

**AIR CONDITIONING:** Central

**ADDRESS:** 315 Menage Ave.,  
Lakefield, MN

**TERMS:** Cash

**TAXES:** \$480 ~ 2009 HS

**SQUARE FEET (Assessors Estimated):**

768' main, 768' lower

**LOT INFO:** 50'x167'

**BASEMENT:** Full-Partial Finish

**UTILITIES:** City

**WATER HEATER:** 50 Gal-2008

**ELECTRICAL:** 100 Amp Breaker

**ASSESSMENTS:** N/A

**PARCEL #:** 24-032-3200

**NOTES & COMMENTS:** Cozy single story-2 Bedroom-1 Bath home. New features include: Vinyl windows, High-Efficiency Furnace, Roof, Water Heater, & Vinyl Siding,. The family room is partially finished in basement. Appliances stay. Great value!!

**FIRST FLOOR:** Kitchen/Eating Area, Living Room, 2 Bedrooms, Bath

**BASEMENT:** Laundry, Family Room to finish, 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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