

**6029679**  
Single Family

**702 South Bend Ave, Marshall, MN 56258**  
Listing Office: Heartland Real Estate Services, LLC

**New Listing - Active**  
Current Price: \$160,000



<b>Type of Property:</b>	Single Family	<b>Total Bedrooms:</b>	4
<b>County:</b>	Lyon	<b>Total Bathrooms:</b>	3
<b>School District:</b>	Marshall #413	<b>1/4 Baths:</b>	0
<b>Style:</b>	SF Single Family	<b>1/2 Baths:</b>	1
<b>Levels:</b>	1 Story	<b>3/4 Baths:</b>	1
<b>Apx. # Acres:</b>	0.17	<b>Full Baths:</b>	1
<b>Apx. Lot Dim:</b>	55 x 135	<b>Lot SqFt:</b>	7,425
<b>Waterfront:</b>	No	<b>Total SqFt:</b>	2,734
<b>Fireplace:</b>	Yes	<b>Total Fnsh'd SqFt:</b>	2,005
<b>Remodeled/Addition:</b>	No	<b>Finished Above Grade:</b>	1,462
<b>Year Built:</b>	1956	<b>Finished Below Grade:</b>	543
<b>Owner is Agent:</b>	No	<b>Fin SqFt Basement Level:</b>	543
<b>Garage Capacity:</b>	1	<b>Finished SqFt Main Level:</b>	1,462
<b>Garage Size:</b>	13x21	<b>Total SqFt Main Level:</b>	1,462
		<b>Construction Status:</b>	Previously Owned
		<b>Auction:</b>	No

Room Name	Room Level	Length	Width	Room Remarks	Room Name	Room Level	Length	Width	Room Remarks
Living Room	Main	23	12.6	Large Corner windows, wood burning fireplace, ceiling fan	Bedroom 4	Basement	13.7	10.7	No Egress Window
Dining Room	Main	12.4	10.4	Tile Floor with french doors opening to Foyer	Workshop	Basement	22	12.6	storage, utilities, and work bench
Foyer	Main	18	9.6	Tile Floor with patio door opening to back Deck	Deck	Main			
Kitchen	Main	15.3	7.8	Eat in Area, Appliances included					
Master Bedroom	Main	12.4	10.3	Hardwood Floor, 2 closets, Private bath					
Bedroom 2	Main	10.1	10	Hardwood Floor					
Bedroom 3	Main	10	9.8	hardwood floor					
Family Room	Basement	37	10.5						

<b>Construction Type:</b> Stick Built <b>Exterior:</b> Vinyl <b>Roof:</b> Asphalt Shingles <b>Garage Type:</b> Attached <b>Basement Material:</b> Poured Concrete <b>Basement Style:</b> Full <b>Basement Features:</b> Partially Finished; Sump Pump <b>Electric Service:</b> Breakers <b>Road Frontage:</b> City; Curbs & Gutters; Paved; Sidewalks <b>Mechanicals:</b> Water Softener - Own	<b>Heat:</b> Forced Air <b>Air Conditioning:</b> Central <b>Fuel:</b> Natural Gas <b>Water:</b> City <b>Sewer:</b> City <b>Amenities - Interior:</b> Cable TV; Ceiling Fan(s); Eat-in Kitchen; Garage Door Opener; Hardwood Floors; Smoke Alarms; Tiled Floors; Washer/Dryer Hkups; Window Coverings <b>Additional SqFt:</b> Fin SqFt Basement Level: 543; Finished SqFt Main Level: 1,462; Total SqFt Main Level: 1,462 <b>Bath Description:</b> 1/2 Basement; 3/4 Master; Main Floor Full Bath	<b>Dining:</b> Eat In <b>Fireplace Type:</b> Wood Burning <b>Appliances:</b> Dishwasher; Microwave; Range/Stove; Refrigerator <b>Hobby Farm:</b> Hobby Farm: No <b>Terms:</b> Cash; Conventional; DVA; FHA
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<b>Tax Amount:</b> \$1,400	<b>Tax Year:</b> 2017	<b>Tax Classification:</b> Homestead
<b>Assessments:</b> Yes	<b>Assessment Balance:</b> \$30	<b>Taxes w/Assessments:</b> \$1,430
<b>Association Fee:</b> No	<b>Parcel Number:</b> 27-206065-0	

**Public Remarks:** The main floor offers 3 bedrooms with hardwood floors, a full bathroom and a private master bathroom not often found in this price range. Tile flooring flows through the foyer, dining room and eat-in kitchen. The spacious living room features a wood-burning fireplace and large corner windows that offer a richness of natural light. The basement offers a potential 4th bedroom with the addition of an egress window, a half bath, family room/rec room, and loads of storage in the laundry room and workshop. Relax on the private back deck and enjoy use of the extra city park space beyond the lot.

<b>Legal:</b> LOT 12 BLOCK 4 EATROS PLACE	<b>Status:</b> Active	<b>Fractional Ownership:</b> No
<b>Original List Price:</b> \$160,000	<b>Original List Price:</b> \$160,000	<b>Lender Owned:</b> No
<b>List Price:</b> \$160,000	<b>List Price/SqFt:</b> 58.52	<b>Rental License:</b> No
<b>Days On Market:</b> 1		<b>Township #:</b> 27
		<b>Township Name:</b> Marshall

Listing Courtesy of Listing Office: Heartland Real Estate Services, LLC





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