



Provided as a courtesy of

Charlie W Brue

Century 21 Atwood
 405 Lincoln Ave W
 Fergus Falls, MN 56537
 Office - (218) 739-3281
 Other Phone - (218) 205-6568
cwbrue@gmail.com
<http://charliebruehomes.com>



©2020 Midwest MN MLS

Type of Property: Single Family Residence **Agent Relationship:** No **Lender Owned:** No
In Foreclosure: No **Potential Short Sale:** No

Cmplx/Dev/Sub Name:		Construction Status: Previously Owned	Style: SF Year Round
Stories/Levels: 1.25 - 1.75 Story		Total Floors: 2	Year Built: 1993
Remodeled/Addition: No		Foundation Size:	Total Bedrooms: 4
Total Bathrooms: 4		Full Baths: 1	3/4 Baths: 2
1/2 Baths: 1		1/4 Baths: 0	Fireplace: Yes
Finished Above Grade: 2,404		Finished Below Grade: 600	Total Flnsh'd SqFt: 3,004
Garage Capacity: 3		Garage Dimensions:	Aprox Lot Dimensions: Irregular
Approx Nbr of Acres: 2.68		Waterfront: No	Waterfront Name: None
Water Access:		Fractional Ownership:	% Ownership: 100
Association Fee: No			

County: Otter Tail	City/Rural: Rural	Parcel Number: 03000320247011
Parcel Number 2:	Parcel Number 3:	Township Name:
Township #:	Section #:	Range #:
Tax Classification: Homestead	Tax Year: 2020	Tax Amount: 2,962
Assessments: No	Assessment Balance: 0	Taxes w/ Assessments: 2,962
Rental License:	School District: Fergus Falls #544	

Directions: From Fergus Falls East on Hwy 210 to Ridgewood Circle Road. West on gravel to 23538 Ridgewood Circle.
Public Remarks: Enjoy privacy and country living in this beautiful 4-bed, 4-bath home on 2.68 wooded acres just minutes from Fergus Falls. Features include open staircase, beautiful bay windows, vaulted ceilings, 3-season room with fireplace, 3-stall garage, hardwood floors, basement workshop, efficient geothermal heat and cool.
Legal Description: Lengthy - See Documents

Square Footage: Main Floor SqFt: 1459; SqFt 2nd Level: 645; SqFt Down: 1459
Amenities - Interior: Broadband Available; Cable; Ceiling Fan(s); Garage Door Opener; Hardwood Floors; Kitchen Center Island; Natural Woodwork; Sky Light; Tiled Floors; Vaulted Ceilings; Walk-in Closet; Washer/Dryer Hkups
Appliances: Dishwasher; Disposal; Dryer; Freezer; Microwave; Range/Stove; Refrigerator; Washer
Bath Description: 3/4 Basement; 3/4 Master; Main Floor 1/2 Bath; Upper Level Bath
Dining: Formal Dining Room
Fireplace Type: Wood Burning
Amenities - Exterior: Deck; Driveway - Asphalt
Basement Features: Finished
Basement Material: Concrete Block

Basement Style: Full
Construction Type: Frame/Wood
Exterior: Wood
Garage Type: Attached
Lot/Land Description: Tree Coverage-Heavy
Outbuildings: Shed(s)
Road Frontage: Gravel
Roof: Asphalt Shingles
Mechanicals: Water Heater - Elec; Water Softener - Own

Air Conditioning: Central; Geothermal
Fuel: Natural Gas
Heat: Geothermal
Sewer: Private - Tank w/Drain Field
Water Type: Deep
Terms: Cash; Conventional; DVA; FHA; Rural Development
Special Search: Main Floor Bedrooms; 2nd Floor Laundry
Pets Allowed: Yes

Room Name	Level	Length	Width	Remarks
Living Room	Main	18.6	14.1	
Dining Room	Main	13.11	14.1	
Kitchen	Main	19.9	15.1	
Foyer	Main	12	12	Grand stairway, skylight
Family Room	Main	22.2	15	Wood stove
Laundry	Main	10.2	8.1	
Master Bedroom	Main	15.11	14.1	Walk-in closet

Room Name	Level	Length	Width	Remarks
Bathroom	Main	12.1	5.11	Master bathroom, shower
Porch - 3 Season	Main	18.11	18.5	Fireplace
Bedroom 2	Upper	16.8	14.1	
Bathroom	Upper	10.5	7.4	Tub/shower
Bedroom 3	Upper	12.1	10.6	Built-in desk
Bedroom 4	Upper	17.7	14.1	

Room Name	Level	Length	Width	Remarks
Bedroom 5	Lower	13.9	13.3	No egress
Bonus Room	Lower	17.2	13.3	Stove
Bathroom	Lower	8	6.3	Shower
Other	Lower	22.1	14.4	Unfinished
Utility Room	Lower	12	8	
Workshop	Lower	24.5	19.8	Walk-out

List Price: 399,900

LO: Century 21 Atwood; miriana.ivanovic@c21atwood.com

