



Provided as a courtesy of

Charlie W Brue

Century 21 Atwood
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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:	Modular
Stories/Levels:	1 Story	Total Floors:	1	Year Built:	2016
Remodeled/Addition:	No	Foundation Size:		Total Bedrooms:	3
Total Bathrooms:	3	Full Baths:	1	3/4 Baths:	1
1/2 Baths:	1	1/4 Baths:	0	Fireplace:	No
Finished Above Grade:	1,448	Finished Below Grade:	0	Total Fns'h'd SqFt:	1,448
Garage Capacity:	2	Garage Dimensions:		Aprox Lot Dimensions:	50x178
Approx Nbr of Acres:	0.61	Waterfront:	No	Waterfront Name:	None
Water Access:		Fractional Ownership:		% Ownership:	100
Association Fee:	No				

County:	Otter Tail	City/Rural:	City	Parcel Number:	71001990506000
Parcel Number 2:		Parcel Number 3:		Township Name:	
Township #:		Tax Year:	2020	Range #:	
Tax Classification:	Homestead	Assessment Balance:	0	Tax Amount:	2,404
Assessments:	No	School District:	Fergus Falls #544	Taxes w/ Assessments:	2,404
Rental License:					

Directions: South on Sheridan. West on Adolphus to 413 E Adolphus
Public Remarks: Main floor living with 2-stall attached garage. Beautiful 2016 modular home with 3 bedrooms and 3 bathrooms. Convenient laundry on main floor and best all...everything is almost new!
Legal Description: Hallberg's Addn Lot 4 Blk 2

Square Footage: Main Floor SqFt: 1448; SqFt 2nd Level: 0; SqFt Down: 0	Basement Style: Crawl Space	Air Conditioning: Central
Amenities - Interior: Cable; Ceiling Fan(s); Garage Door Opener; Kitchen Center Islnd; Natural Woodwork; Walk-in Closet; Washer/Dryer Hkups	Construction Type: Frame/Wood	Fuel: Natural Gas
Appliances: Dishwasher; Dryer; Exhaust Fan/Hood; Microwave; Range/Stove; Refrigerator; Washer	Exterior: Vinyl Siding	Heat: Forced Air
Bath Description: Main Floor 1/2 Bath; Main Floor Full Bath	Garage Type: Attached	Sewer: City
Dining: Combine with Kitchen; Informal Dining Room	Outbuildings: Shed(s)	Water Type: City
Amenities - Exterior: Deck; Driveway - Concrete; Porch	Road Frontage: City Street; Curbs & Gutters	Terms: Cash; Conventional; DVA; FHA; Rural Development
Basement Features: N/A	Roof: Asphalt Shingles	Special Search: Main Floor Bedrooms; Main Floor Laundry
Basement Material: Wood	Mechanicals: Sump Pump; Water Heater - Elec	Pets Allowed: Yes

Room Name	Level	Length	Width	Remarks
Living Room	Main	16.7	12.1	Ceiling fan
Kitchen	Main	10.3	12.1	Island
Dining Room	Main	8.6	12.1	
Master Bedroom	Main	14.1	12.1	Walk-in closet
Bathroom	Main	9.6	7.5	Master bath
Bedroom 2	Main	10.2	12.1	Door to bathroom
Bedroom 3	Main	11.4	12.1	
Bathroom	Main	9.3	4.11	
Porch	Main	9.5	7.9	Porch/Entry

List Price: 194,000

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