



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:	Twin Home	Agent Relationship:	No	Lender Owned:	No
In Foreclosure:	No	Potential Short Sale:	No		

Cmplx/Dev/Sub Name:		Construction Status:	Under Construction-Spec Home	Style:	Twin Home
Stories/Levels:	1 Story	Total Floors:	1	Year Built:	2020
Remodeled/Addition:	No	Foundation Size:		Total Bedrooms:	2
Total Bathrooms:	2	Full Baths:	1	3/4 Baths:	1
1/2 Baths:	0	1/4 Baths:	0	Fireplace:	No
Finished Above Grade:	1,646	Finished Below Grade:	0	Total Fsh'd SqFt:	1,646
Garage Capacity:	2	Garage Dimensions:	24x27	Approx Lot Dimensions:	Irregular
Approx Nbr of Acres:	0	Waterfront:	No	Waterfront Name:	None
Water Access:		Fractional Ownership:		% Ownership:	100
Association Fee:	Yes				

County:	Otter Tail	City/Rural:	City	Parcel Number:	004990952000
Parcel Number 2:		Parcel Number 3:		Township Name:	Fergus Falls
Township #:	132	Section #:	4	Range #:	43
Tax Classification:	Homestead	Tax Year:	2020	Tax Amount:	0
Assessments:	No	Assessment Balance:	0	Taxes w/ Assessments:	0
Rental License:		School District:	Fergus Falls #544		

Directions: West to 1412 Alcott Ave before round-about. North side.

Public Remarks: Beautiful new River Oaks Development. Get in now to stylize to your taste. 2-bed, 2-bath twin homes on private street with no special assessments. Option for choosing a floor plan or creating your own. All appliances included. Buy early to get your choice of color for walls and flooring. PRE-FINISHED LP SMARTSIDE siding - 30 year no fade warranty, hail resistant (stonework optional). Custom built cabinets. Included solar light tubing. 10x10 stamped concrete patio, MASTER BEDROOM STORM SAFE CLOSET. Dual system in-floor heat and featuring heat pump forced air.

Legal Description: Lot 4 Blk 5 River Oaks

Square Footage: Main Floor SqFt: 1646; SqFt 2nd Level: 0; SqFt 3rd Level: 0; SqFt Down: 0
Amenities - Interior: Garage Door Opener; Kitchen Center Islnd; Vaulted Ceilings; Walk-in Closet; Washer/Dryer Hkups
Appliances: Dishwasher; Dryer; Microwave; Range/Stove; Refrigerator; Washer
Bath Description: 3/4 Master; Main Floor Full Bath
Dining: Combine Living Room; Open Floor Plan
Amenities - Exterior: Driveway - Concrete; Patio
Basement Features: N/A
Basement Material: N/A
Basement Style: Slab
Construction Type: Frame/Wood

Exterior: Smart Siding
Garage Type: Attached
Road Frontage: City Street; Curbs & Gutters
Roof: Asphalt Shingles
Mechanicals: Air to Air Exchange; Furnace Humidifier; Water Heater - Gas
Air Conditioning: Heat Pump
Fuel: Natural Gas
Heat: Forced Air; Heat Pump; In-Floor
Sewer: City

Water Type: City
Terms: Cash; Conventional
Amenities - Shared: In-Ground Sprklr Sys
Association Fees: Association Fee Amt: 175; Assn Fee Frequency: Monthly; Insurance Fee: No; Insurance Fee Amt: 0; Ins Fee Frequency: Other; Planned Unit Dvlpmnt: No
Association Fee Incl: Building Insurance; Lawn Care; Snow Removal
Restrict/Covnts: Seniors-55+
Amer w/Disabilities: Fully Wheelchair
Special Search: Main Floor Laundry
Pets Allowed: Yes; Size Limit

Room Name	Level	Length	Width	Remarks
Living Room	Main	16.8	12	Vaulted
Dining Room	Main	16.8	10	Vaulted
Kitchen	Main	15.7	11.9	Island
Room Name	Level	Length	Width	Remarks
Foyer	Main	11	6.4	
Master Bedroom	Main	14.6	18.6	Walk-in closet/Storm safe closet
Bedroom 1	Main	13.2	16.3	
Room Name	Level	Length	Width	Remarks
Bathroom	Main	7	10	Full
Bathroom	Main	14	6	Shower
Laundry	Main	8	8	

List Price: 335,000

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