

7364 County Road 6 , Independence, MN 55359-9592



Status: Active

List Price: \$465,000

Original List Price: \$465,000

Map Page: 102 Map Coord: C2
Directions: Hwy 394 / 12 West to Co Rd 6, West to home on North Side.

Style: (SF) One Story
Const Status: Previously Owned
Foundation Size: 2,438
Above Ground Finished SqFt: 2,452
Below Ground Finished SqFt: 2,270
Total Finished SqFt: 4,722
Days On Market: 3

Year Built: 2003
Bedrooms: 4
Total Baths: 3
Garage: 3
Acres: 0.89
Lot Size: S 272 X 147
Fire #:

TAX INFORMATION

Property ID: 3311824110003
Tax Year: 2011
Tax Amt: \$4,027
Assess Bal: \$0
Tax w/assess: \$40,267
Assess Pend: No
Homestead: Yes

General Property Information

Legal Description: Lot 000 Block 000 UNPLATTED 33 118 24 THAT PART OF E 1155 FT OF NE 1/4 OF NE 1/4 OF SEC 33 T 118 R 24 DESC AS FOL BE
County: Hennepin
School District: 277 - Westonka, 952-491-8000
Mfg Home w/HUD ID #: No
Complex/Dev/Sub: Common Wall: No
Restrictions/Covts: None
Lot Description: Tree Coverage - Medium
Road Frontage: County
Zoning: Residential-Single Accessibility: Other

Remarks

Agent Remarks: Many upgrades since 2006! See Disclosures on supplement. Traditional Resale, fast responses! Worth showing!
Public Remarks: Much larger than it appears from the street, this Soft Contemporary is loaded with excellent details! Beautiful Views, top quality landscaping improvements! Features Hardwood Floors, Full Master Suite, Granite, 3 car heated / insulated garage!

Structure Information

Table with columns: Room, Level, Dimen, Other Rooms, Level, Dimen, Heat, Fuel, Air Cnd, Water, Sewer, Garage Stalls, Garage Stall #, Other Parking, Pool.

Bath Description: Main Floor Full Bath, Private Master, Full Master, 3/4 Basement
Dining Room Desc: Breakfast Area, Kitchen/Dining Room
Fireplaces: 2 Fireplace Characteristics: Living Room, Family Room, Gas Burning
Appliances: Range, Cooktop, Microwave, Exhaust Fan/Hood, Dishwasher, Refrigerator, Washer, Dryer, Water Softener - Owned, Disposal, Air-To-Air Exchanger
Basement: Walkout, Full, Finished (Livable), Day/Lookout Windows, Egress Windows
Exterior: Wood, Metal/Vinyl
Fencing: None
Roof: Asphalt Shingles, Pitched, Age 8 Years or Less
Parking Char: Attached Garage, Insulated Garage, Heated Garage, Driveway - Asphalt, Garage Door Opener
Special Search: Main Floor Laundry, Main Floor Bedroom

Financial

Cooperating Broker Compensation

Buyer Broker Comp: 2.7 % Sub-Agent Comp: 0 % Facilitator Comp: 2.7 %
Variable Rate: N List Type: Exclusive Right

Financial Remarks: Needs new financing

In Foreclosure?: No
Lender Owned?: No
Potential Short Sale?: No
Owner is an Agent?: No

Sellers Terms: FHA, DVA, Conventional, Adj. Rate/Gr Payment, Cash

Existing Fin:

Listing Agent: Charles B. Heubach 612-208-3278
Listing Office: West Realty Appt Phone: Use BookAShowing Office Phone: 612-208-3278
Co-List Agent: Linda Y. Heubach 952-931-9008

This Report Prepared By: Charles B. Heubach 612-208-3278