



**The Henle-Hoffmann Team!**  
 New Ulm Real Estate LLC  
 1600 North Broadway  
 New Ulm MN 56073  
 Office: (507) 233-7653



**Mary Henle**

Phone: 507-276-0517  
 E-mail: mary@newulmrealest.com  
 Web: www.newulmrealest.com



**Price: \$59,900**

**PROPERTY INFORMATION**

<p><b>MLS #:</b> 129297  <b>Type:</b> Condo/Townhm/Patio/Twin  <b>Address:</b> 323 N German Apt. #303                  New Ulm                  MN 56073</p> <p><b>Year Built:</b> 1950  <b>Class:</b> RESIDENTIAL  <b>Tax Year:</b> 2011  <b>Base Tax S/W/R:</b> \$646.00  <b>Lot Size:</b> 100x165 Condo  <b>Assessments:</b> None</p> <p><b>Association:</b> Yes  <b>Association Fees:</b> \$175.00</p> <p><b>Roof Type:</b> Shingle-Asphalt  <b>Heating Type:</b> Gas, Hot Water  <b>Air Conditioning:</b> Window Air Conditioning  <b>Exterior:</b> Brick  <b>Foundation:</b> Full</p>	<p><b>Finished Sq. Ft:</b> 759  <b>Main Level:</b> 759  <b>2nd Floor:</b> 0  <b>Lower Level:</b> 0  <b>Basement:</b> 0  <b>% Finished:</b></p> <p><b>Kitchen:</b> 8x7  <b>Dining Room:</b> 10x7  <b>Living Room:</b> 17x12  <b>Family Room:</b> 0</p> <p><b># of Bedrooms:</b> Two  <b>Master:</b> 12x10  <b>Bedroom 2:</b> 9x9  <b>Bedroom 3:</b>  <b>Bedroom 4:</b></p> <p><b>Extra Rm Description</b>                  Laundry/Main Floor</p>	<p><b>Bathrooms:</b>  <b>Full or 3/4:</b> One  <b>Half:</b> None  <b>Main Level Baths:</b> 1</p> <p><b>Garage Capacity:</b> One  <b>Type:</b> Detached</p> <p><b>Fireplace:</b> No</p> <p><b>Exterior Extras:</b>                  Patio, Concrete Driveway, Landscaped</p> <p><b>Appliances:</b>                  Dryer, Microwave, Refrigerator, Range/Oven, Washer</p> <p><b>Site Information:</b>                  City Water, City Sewer, Covenants, Cond. &amp; Restrict.</p>
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**ADDITIONAL INFORMATION**

**Features:** The ultimate in no-maintenance living! This traditional brick Condo is centrally located with privacy in mind. Almost \$20,000 in sumptuous upgrades (see list in home book) are featured throughout this beautiful two-bedroom corner unit. Unit has northwest views of the city. The courtyard is perfect for private entertaining. Monthly association fees of \$175.00 include water, sewer, garbage, lawn/snow, common area/ maintenance, building ins., water softner, and additional \$25.00 mo. for garage rental.

**Legal Description:** Unit 303, German condo #4, Lot 6, Block 62, North



**This Listing Provided By: New Ulm Real Estate LLC**

*All square footage and measurements are approximate. All Inclusions sold 'as-is' with no warranty. This information deemed reliable, but not guaranteed.*