



**The Henle-Hoffmann Team!**

New Ulm Real Estate LLC  
1600 North Broadway  
New Ulm MN 56073  
Office: (507) 233-7653



**ERIC BODE**

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**Price: \$249,900**

**PROPERTY INFORMATION**

**MLS #:** 125667  
**Type:** Single Family  
**Address:** 1546 Lee Avenue  
New Ulm  
MN 56073  
**Year Built:** 1995  
**Class:** RESIDENTIAL  
**Tax Year:** 2010  
**Base Tax S/W/R:** \$2,528.00  
**Lot Size:** 105x142  
**Assessments:** NONE  
**Association:** No  
**Association Fees:**  
**Roof Type:** Shingle-Asphalt  
**Heating Type:** Gas, Forced Air  
**Air Conditioning:** Central Air  
**Exterior:** Metal, Brick  
**Foundation:** Full, Finished, Block

**Finished Sq. Ft:** 2890  
**Main Level:** 930  
**2nd Floor:** 1030  
**Lower Level:** 0  
**Basement:** 930  
**% Finished:** 95  
**Kitchen:** 20x10  
**Dining Room:** 16x11  
**Living Room:** 19x14  
**Family Room:** 19x14  
**# of Bedrooms:** Four  
**Master:** 19x14  
**Bedroom 2:** 16x12  
**Bedroom 3:** 14x10  
**Bedroom 4:** 16x10  
**Additional Room**  
Laundry/Main Floor, Master Suite, Den, 3  
+ Same Floor Bedrooms, Full Master  
Bath

**Bathrooms:**  
**Full or 3/4:** Three  
**Half:** One  
**Main Level Baths:** 1  
**Garage Capacity:** Three  
**Type:** Attached  
Garage Door Opener  
**Fireplace:** Yes  
**Exterior Extras:**  
Deck, Concrete Driveway, Landscaped  
**Appliances:**  
Dryer, Disposal, Dishwasher, Refrigerator,  
Range/Oven, Washer, Water Softener Own  
**Site Information:**  
City Water, City Sewer, Curb & Gutter, Paved  
Road, Public Road, Covenants, Cond.&Restrict.

**ADDITIONAL INFORMATION**

**Features:** From every angle.... this property will take you by surprise. From the unique curb appeal to its elegant interior. Four bedroom, three and a half bath, 3 fireplaces, 3 stall garage, oversize lot, and so much more.... come make this house your home today!!  
Owner/Agent Sale- Owner is Licensed Real Estate Agent with New Ulm Real Estate LLC

**Legal Description:** Lot 17 Block 2 Sunset Heights Addition



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