



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



**LISA A HOFFMANN**

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**Price: \$77,900**

**PROPERTY INFORMATION**

**MLS #:** 123434  
**Type:** Single Family  
**Address:** 413 N 8th Street  
 New Ulm  
 MN 56073

**Finished Sq. Ft:** 984  
**Main Level:** 803  
**2nd Floor:** 181  
**Lower Level:** 0  
**Basement:** 984  
**% Finished:** 0

**Bathrooms:**  
**Full or 3/4:** One  
**Half:** None  
**Main Level Baths:** 1

**Year Built:** 1949  
**Class:** RESIDENTIAL  
**Tax Year:** 2010  
**Base Tax S/W/R:** \$848.00  
**Lot Size:** 82x50  
**Assessments:** 0

**Kitchen:** 9x7  
**Dining Room:** 12x15  
**Living Room:** 16x11  
**Family Room:** 0

**Garage Capacity:** Two  
**Type:** Attached

**Association:** No  
**Association Fees:**

**# of Bedrooms:** Two  
**Master:** 12x12  
**Bedroom 2:** 11x11  
**Bedroom 3:**  
**Bedroom 4:**

**Fireplace:** No

**Roof Type:** Shingle-Asphalt  
**Heating Type:** Gas, Forced Air  
**Air Conditioning:** Central Air  
**Exterior:** Metal  
**Foundation:** Full, Unfinished, Poured Concrete, Block

**Additional Room**  
 Office

**Exterior Extras:**  
 Fenced, Concrete Driveway, Landscaped

**Appliances:**  
 Dryer, Refrigerator, Range/Oven, Washer, Water Softener Own

**Site Information:**  
 City Water, City Sewer, Curb & Gutter

**ADDITIONAL INFORMATION**

**Features:** Come take a look at this rare find. Everything you need! Two bedrooms one bath and a two-stall attached garage in this warm and cozy home at an unbelievable price! Permanent siding, vinyl windows, immaculate condition inside and out! Great handyman extras including a built in hutch in dining room, laundry shoot, workbench in the basement. All appliances may be included at full list price.

**Legal Description:** Rear 1/2 of Lot 7, Block 58, North of Center



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