



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



©RASM

**Price: \$114,900**



**LISA A HOFFMANN**

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### PROPERTY INFORMATION

**MLS #:** 123583  
**Type:** Single Family  
**Address:** 609 S 1st Street  
 New Ulm  
 MN 56073

**Year Built:** 1960  
**Class:** RESIDENTIAL  
**Tax Year:** 2010  
**Base Tax S/W/R:** \$1328.00 P  
**Lot Size:** 75x50  
**Assessments:** none

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

**Roof Type:** Shingle-Asphalt  
**Heating Type:** Forced Air  
**Air Conditioning:** Central Air  
**Exterior:** Slate  
**Foundation:** Full, Finished

**Finished Sq. Ft:** 2943  
**Main Level:** 1635  
**2nd Floor:** 0  
**Lower Level:** 0  
**Basement:** 1635  
**% Finished:** 80%

**Kitchen:** 13x12  
**Dining Room:** 15x11  
**Living Room:** 16x22  
**Family Room:** 15x15

**# of Bedrooms:** Three  
**Master:** 14x12  
**Bedroom 2:** 14x12  
**Bedroom 3:** 12x11  
**Bedroom 4:** 14x12

**Additional Room**  
 Master Suite, 3 Season Porch, 3/4 Master Bath

**Bathrooms:**  
**Full or 3/4:** Three  
**Half:** None  
**Main Level Baths:** 2

**Garage Capacity:** One  
**Type:** Attached  
 Garage Door Opener

**Fireplace:** No

**Exterior Extras:**

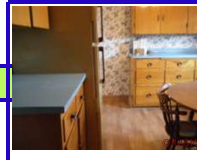
**Appliances:**  
 Dishwasher, Refrigerator, Range/Oven, Water Softener Own

**Site Information:**  
 City Water, City Sewer

### ADDITIONAL INFORMATION

**Features:** Currently a duplex. check out this rambler style home that would also be a perfect single family home! 1635 sq. ft. on the main floor-which includes 3 bedrooms, 2 full baths(master bath), formal dining room, 3 season porch and attached garage. Basement apartment includes: Kitchen, living room, workshop, 2 bedrooms(needs egress) and 2 separate entrances.

**Legal Description:** Rear 75 ' of Lot 1, Block 104, South of Center



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