



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



©RASM

**Price: \$239,900**



**MARY K HENLE**

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### PROPERTY INFORMATION

**MLS #:** 123526  
**Type:** Single Family  
**Address:** 626 N 23rd Street  
 New Ulm  
 MN 56073

**Finished Sq. Ft:** 2576  
**Main Level:** 1288  
**2nd Floor:** 0  
**Lower Level:** 1288  
**Basement:** 0  
**% Finished:**

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

**Year Built:** 2007  
**Class:** RESIDENTIAL  
**Tax Year:** 2009  
**Base Tax S/W/R:** \$2202.00  
**Lot Size:** 128x125  
**Assessments:** 0

**Kitchen:** 11x10  
**Dining Room:** 16x11  
**Living Room:** 23x18  
**Family Room:** 33x14

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

**Fireplace:** No

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

**# of Bedrooms:** Four  
**Master:** 15x11  
**Bedroom 2:** 10x10  
**Bedroom 3:** 16x12  
**Bedroom 4:** 14x8

**Exterior Extras:**  
 Patio, Deck, Storage Shed, Concrete Driveway, Landscaped

**Roof Type:** Shingle-Asphalt  
**Heating Type:** Gas, Forced Air  
**Air Conditioning:** Central Air  
**Exterior:** Vinyl, Brick  
**Foundation:** Full, Walk Out, Finished, Wood

**Additional Room**  
 Laundry/Main Floor

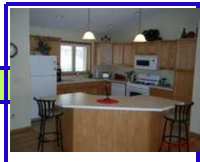
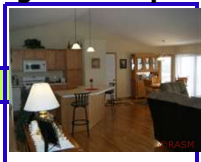
**Appliances:**  
 Dryer, Dishwasher, Microwave, Refrigerator, Range/Oven, Washer, Water Softener Own

**Site Information:**  
 City Water, City Sewer, Curb & Gutter, Paved Road, Public Road

### ADDITIONAL INFORMATION

**Features:** Why Build? This beautiful, 4 bedroom, walk-out rambler on a 125x128 foot lot, was built in 2007 and has no assessments! 2 1/2 stall garage, heated and insulated, with additional 12x16 shed with concrete floor. Newly finished lower level features a wet bar and is stubbed for a gas fireplace. Main floor features hardwood floors, generous open floor plan with island and dining area steps from the oversized deck. Incredibly landscaped. Main floor laundry, kitchen appliances included. Washer and dryer-neg.

**Legal Description:** Lot 4 Block 2, Hoffman's 3rd Addition



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