



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



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**Price: \$119,900**

**PROPERTY INFORMATION**

**MLS #:** [130364](#)  
**Type:** Single Family  
**Address:** 1304 S Franklin Street  
 New Ulm  
 MN 56073

**Finished Sq. Ft:** 1530  
**Main Level:** 984  
**2nd Floor:** 246  
**Lower Level:** 0  
**Basement:** 984  
**% Finished:** 30

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

**Year Built:** 1957  
**Class:** RESIDENTIAL  
**Tax Year:** 2012  
**Base Tax S/W/R:** 1315  
**Lot Size:** 50x165  
**Assessments:** 252.60

**Kitchen:** 11x10  
**Dining Room:** 9x8  
**Living Room:** 22x12  
**Family Room:** 21x12

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

**Fireplace:** No

**Exterior Extras:**  
 Landscaped

**Association:** No  
**Association Fees:**  
**Roof Type:** Shingle-Asphalt  
**Heating Type:** Gas, Forced Air  
**Air Conditioning:** Central Air  
**Exterior:** Wood  
**Foundation:** Full, Partial Finished, Block

**# of Bedrooms:** Three  
**Master:** 11x12  
**Bedroom 2:** 12x9  
**Bedroom 3:** 17x13  
**Bedroom 4:**

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

**Extra Rm Description**

Office 17x13

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

**ADDITIONAL INFORMATION**

**Features:** Welcome home! Three bedrooms, newer kitchen, newer mechanicals, updated bathroom, two stall garage, living and family room, all on a full South side lot. If that's not enough wait until you see the natural light, great woodwork, abundant storage, and an office area for all your organizational needs! Get in line because showings don't start until 2/14/2012!!

**Legal Description:** Lot 2 Block 155 South of Center



**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.*