



**2209 SW 23 St  
Willmar MN 56201**

**Owner: HSB Kandiyohi County**

**MLS # 27814      ACTIVE      RESIDENTIAL      \$139,900**

<b>Type:</b>	SINGLE FAMILY	<b>Bedrooms:</b>	3
<b>Style:</b>	Rambler	<b>Master Bath (Y/N):</b>	Y
<b>Year Built:</b>	2006	<b>Baths:</b>	2
<b>Lot Size:</b>	92x115	<b>Basement:</b>	Y
<b># of Acres:</b>		<b>Garage Size:</b>	22x24
<b>Lake/River:</b>		<b>Finished Square Feet:</b>	
<b>Water Frontage:</b>		<b>Upper</b>	0
<b>Water Elevation:</b>		<b>Main</b>	1296
<b>Seasonal (Y/N):</b>	No	<b>Lower</b>	
<b>School District:</b>	Willmar - #347	<b>Basement</b>	0
<b>Days On Market:</b>	26	<b>Total Finished:</b>	1296
<b>Allow Interior Pics:</b>	Yes	<b>Total Square Feet:</b>	2592



**Virtual Tour:**

	<u>Level</u>	<u>Room Size</u>	<u>Comments</u>	
<b>Living Room</b>	M	13x16		
<b>Dining Room</b>				
<b>Kitchen</b>	M	13x15		
<b>Fam/Grt Room</b>				
<b>Master Bdrm</b>	M	12x12	5x12 Bath	<b>Master Bath Y/N: Y</b>
<b>Bedroom 2</b>	M	10x11		
<b>Bedroom 3</b>	M	9x13		<b>BR3 Conform Y/N: Y</b>
<b>Bedroom 4</b>				<b>BR4 Conform Y/N:</b>
<b>Bedroom 5</b>				<b>BR5 Conform Y/N:</b>
<b>Other Room</b>		6x9	Laundry	<b>OTR Conform Y/N:</b>
<b>Upper Baths</b>				
<b>Main Baths</b>			2	
<b>Lower Baths</b>				
<b>Basement Baths</b>				

<p><b>CONSTRUCTION:</b> Modular</p> <p><b>EXTERIOR:</b> Vinyl</p> <p><b>ROOF:</b> &lt;5 yr. old</p> <p><b>EXTERIOR EXTRAS:</b> Concrete Driveway</p> <p><b>SITE INFORMATION:</b> City Water, City/Public Sewer, Paved Road, Public Road</p> <p><b>PARKING/GARAGE:</b> Attached 2 Car</p> <p><b>BASEMENT:</b> Full, Unfinished, Block, Egress Window, Sump Pump</p> <p><b>HEATING:</b> Gas, Forced Air</p>	<p><b>COOLING:</b> None</p> <p><b>INCLUSIONS:</b></p> <p><b>OUTBUILDINGS:</b></p> <p><b>ELECTRIC SERVICE:</b> Breakers</p> <p><b>SPECIAL SEARCH:</b> Main Floor Laundry, Main Floor Bedroom, Master Bath</p> <p><b>FINANCING TERMS:</b> Cash, Conventional</p>	<p><b>SHOWINGS:</b> Lock Box</p> <p><b>POSSESSION:</b> Immediate</p> <p><b>ZONING:</b> One &amp; Two Family Resident</p> <p><b>ASSOC. FEE INCLUSIONS:</b></p>
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**Address:** 2209 SW 23 St

**MLS #:** 27814

**Asking Price:** \$139,900

**Taxes:** 344.00

**Tax Year:** 2008

**Tax Classification:** NH

**Assessments:** -

**Parcel #:** 95-715-1930

**Monthly Assoc Fee:**

**Monthly Heat Cost:** 100

**Financial Remarks:**

**Remarks** New construction 2006. Never been lived in, newer stove, refrigerator, dishwasher.

**Agent to Agent Remarks**

**Directions:**

**List Agent:** TERRY HILBRANDS - (320) 894-5484

**List Office:** EDINA REALTY - MAIN (320) 235-7887

**Co-List Agent:**

**Co-List Office:**

**Sub-Agent Comp:** 2.00

**Buyer Broker Comp:** 2.00

**Facilitator Comp:** 2.00

**Variable Y/N:** No

**Exclusions Y/N:** Yes

**Selling Agent:**

**Sold Price:**

**Contract Date:**

**Closing Date:**

**Concessions Y/N:** \$

**Explanation:**

## ADDITIONAL PHOTOS:



**This information is deemed reliable, but not guaranteed.**