

For Sale by Owner
122 3rd Ave SW, Faribault, MN. 55021
\$269,000

- Legal Description: Lot 2, Block 2, in Daniel Faribault's Addition to Faribault, Rice County, Minnesota.
 - Parcel ID No. 18.31.3.01.048
 - Lot Dimensions: 66 feet x 165 feet (0.25 Acres)
 - 4 bedroom home with each bedroom having a walk-in closet
 - 1.5 baths
 - 2 zoned new furnaces and AC systems (18 months old)
 - Original beautiful oak and hard pine woodwork including quarter sawn oak pocket doors
 - Main floor laundry with laundry chute from 2nd floor
 - Custom built hand framed large gazebo in backyard
 - Catholic High School across the street
 - Large private yard
 - Close to city parks
 - Beautiful lead glass windows
 - Custom built upper/lower cabinets in garage
 - Garage is heated and air conditioned
 - Basement has 2 separate entries. Ideal for a rental or mother-in-law suite
 - City water pipe to home upgraded from lead pipe
 - Hardwood floors under carpet in the original home
 - All appliances stay
 - All window treatments stay
 - Water softener stays
 - Concrete Driveway
 - Seller is selling "as is, where is"
 - 2024 Real Estate Taxes \$2,476.00
 - Total Gross Living Area 2,184 square feet, Garage 576 square feet
 - Financing Approval Letter required with offer
 - Seller will pay for a 1 year warranty on appliances and HVAC
 - Closing within 30 days of signed Purchase Agreement
- For showing call Dan Mulder at 608-516-0299