

**345 Maple Ridge Drive, Henderson, MN 56044**



Status: **Active**

List Price: **\$215,000**

Original List Price: **\$225,000**

Map Page: **999** Map Coord: **A2**  
 Directions: **6th Street or Ridge Road to 9th Street to West Ridge Blvd hill to To Maple Ridge Drive**

Style: **(SF) One Story**  
 Const Status: **Previously Owned**  
 Foundation Size: **1,296**  
 Above Ground Finished SqFt: **1,536**  
 Below Ground Finished SqFt: **1,296**  
 Total Finished SqFt: **2832**

Year Built: **2002**  
 Bedrooms: **3**  
 Total Baths: **3**  
 Garage: **2**  
 Acres: **0.68**  
 Lot Size: **122x203x148x177**  
 Fire #:

**TAX INFORMATION**

Property ID: **3504300080**  
 Tax Year: **2012**  
 Tax Amt: **\$4,988**  
 Assess Bal: **\$0**  
 Tax w/assess: **\$4,988**  
 Assess Pend: **No**  
 Homestead: **No**

List Date: **1/16/12** Received By MLS: **1/18/12** Days On Market: **178**

**General Property Information**

Legal Description: **Lot 3, Block 2 Maple Ridge Addition**  
 County: **Sibley**  
 School District: **2397 - Lesueur-Henderson, 507-665-8828**  
 Complex/Dev/Sub: **Maple Ridge Addition** Common Wall: **No**  
 Restrictions/Covts:  
 Lot Description: **Irregular Lot, Tree Coverage - Light**  
 Assoc Mgmt Comp: Assoc Mgmt Co Phone #:  
 Road Frontage: **City, Paved Streets, Curbs**  
 Zoning: **Residential-Single** Accessibility: **None**

**Remarks**

Agent Remarks: **Spacious open floor plan, master suite w/walk-in closet and private bath, main floor laundry, 6 panel doors, knotty pine vaulted sun room with Reiker ceiling fan/heat. Finished lower level. Sump pump w/backup power supply. Deck overlooking pond.**

Public Remarks: **Spacious open floor plan, master suite w/walk-in closet and private bath, main floor laundry, 6 panel doors, knotty pine vaulted sun room with Reiker ceiling fan/heat. Finished lower level. Sump pump w/backup power supply. Deck overlooking pond.**

**Structure Information**

Room	Level	Dimen	Other Rooms	Level	Dimen	Heat:
Living Rm	Main	16x23	Four Season Porch	Main	12x20	<b>Forced Air</b>
Dining Rm	Main	12x12				<b>Natural Gas</b>
Family Rm	Basement	12x35				<b>Air Cnd: Central</b>
Kitchen	Main	12x12				<b>Water: City Water/Connected</b>
Bedroom 1	Main	12x17				<b>Sewer: City Sewer/Connected</b>
Bedroom 2	Basement	11x20				<b>Garage Stalls: 2</b>
Bedroom 3	Basement	11x15				<b>Garage Stall #:</b>
Bedroom 4						<b>Other Parking:</b>
			<b>Bathrooms:</b>	Total: <b>3</b>	Full: <b>2</b>	<b>Pool:</b>
				3/4: <b>0</b>	1/2: <b>1</b>	1/4: <b>0</b>

Bath Description: **Main Floor Full Bath, Main Floor 1/2 Bath, Private Master, Full Master**  
 Dining Room Desc: **Separate/Formal Dining Room, Kitchen/Dining Room**  
 Family Room Char: **Lower Level**  
 Fireplaces: **1** Fireplace Characteristics: **Living Room, Gas Burning**  
 Appliances: **Range, Cooktop, Microwave, Dishwasher, Refrigerator, Water Softener - Owned, Disposal**

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Basement: **Full, Finished (Livable), Drain Tiled, Sump Pump, Egress Windows**  
 Exterior: **Metal/Vinyl**  
 Fencing:  
 Roof: **Asphalt Shingles, Age Over 8 Years**  
 Amenities-Unit: **Deck, Porch**  
 Parking Char: **Attached Garage, Garage Door Opener, Driveway - Concrete**  
 Special Search: **Main Floor Laundry, Main Floor Bedroom**

**Financial****Cooperating Broker Compensation**

Buyer Broker Comp: **2.25 %**      Sub-Agent Comp: **2.25 %**      Facilitator Comp: **2.25 %**  
 Variable Rate: **N**      List Type: **Exclusive Right**

In Foreclosure?: **No**  
 Lender Owned?: **No**  
 Potential Short Sale?: **No**  
 Owner is an Agent?: **No**

Sellers Terms:  
 Existing Fin:

Listing Agent: **Ramona L. Schlueter 507-665-8813**

Listing Office: **Schlueter Realty**

Appt Phone:

Office Phone: **507-665-8813**

Co-List Agent: **Scott A. Schlueter 507-317-7751**

This Report Prepared By: **Scott A. Schlueter 507-317-7751**

**Listing History**

<u>MLS#</u>	<u>Field</u>	<u>Date Stamp</u>	<u>Old Value</u>	<u>New Value</u>	<u>Property Type</u>
3494106	Status	02/04/2008	INCOM	ACT	Single Family
3494106	ListPrice	02/04/2008		244900.00	Single Family
3494106	Status	07/31/2008	ACT	CANCL	Single Family
4115782	Status	01/18/2012	INCOM	ACT	Single Family
4115782	ListPrice	01/18/2012		225000.00	Single Family
4115782	ListPrice	05/31/2012	225000.00	215000.00	Single Family

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## County Tax Report

**PID#:**

**PLAT Property Type:**

**Tax Year:**

**General Property Information**

Subdivision (Addition):  
 Postal City:  
 School District:  
 Cnty Prop Type Code:  
 Acres:  
 Legal Description:

Lot/Block:  
 Parcel Size:  
 Hmstd Code:  
 Year Built:

**Owner/Taxpayer Information**

Owner Name & Address:

Taxpayer Name & Address:

**Market Values/Taxes/Subrecord**

**Market Values**

Land:  
 Building:  
 Total:

**Taxes**

Base Tax:  
 Assess Amt:  
 Tax w/ Asmnt:  
 Waste Fee:  
 Total Tax:

**Subrecord Status**

Watershed:  
 Delinquent Status:  
 Green Acres/G.A. SqFt:

**Sales Information**

Most Recent Sale Date:

Most Recent Sale Price:

Most Recent Sale Code:

**Detailed Dwelling Characteristics**

Gross Bldg SqFt:  
 Livable SqFt:  
 1st Floor SqFt:  
 2nd Floor SqFt:  
 Basement SqFt:  
 Garage SqFt:  
 Deck SqFt:  
 Porch SqFt:  
 Pool/Pool SqFt:  
 Foundation Size:

Building Style:  
 No. of Stories:  
 Building Shape:  
 Bldg Condition:  
 Bldg Const:  
 Garage Type/Cap:  
 Roof Type/Cover:  
 Exterior Walls:  
 Interior Walls:  
 Lot Size:

Tot Beds/Baths:  
 Fam/Livng Rm:  
 Dining/Oth Rm:  
 Kitchen:  
 Fireplaces:  
 Heat:  
 Air Cond:  
 Total Rooms:  
 Lot Zoning:

**Room Locations**

<b><u>Room Type</u></b>	<b><u>Bsmt</u></b>	<b><u>Flr 1</u></b>	<b><u>Flr 2</u></b>	<b><u>Flr 3</u></b>
Bedrooms:				
Family Rm:				
Living Rm:				

<b><u>Room Type</u></b>	<b><u>Bsmt</u></b>	<b><u>Flr 1</u></b>	<b><u>Flr 2</u></b>	<b><u>Flr 3</u></b>
Baths Full:				
Baths 3/4:				
Baths 1/2:				

<b><u>Room Type</u></b>	<b><u>Bsmt</u></b>	<b><u>Flr 1</u></b>	<b><u>Flr 2</u></b>	<b><u>Flr 3</u></b>
Kitchen:				
Fireplace:				
Other Rm:				