

**407 5th Street NE, Montgomery, MN 56069-1507**

Type: **For Sale**

Status: **Sold**

List Price: **\$99,900**

Sold Price: **\$99,900**

OLP: **\$99,900**

Seller Contribution: **\$4,000**



Map Page: **215**

Map Coord: **D4**

Directions: **Boulevard St to 5th St to property**

MLS Area: **658 - Le Sueur/Rice**  
 Style: **(SF) Two Stories**  
 Const Status: **Previously Owned**  
 Foundation Size: **905**  
 Above Ground Finished SqFt: **1,580**  
 Below Ground Finished SqFt: **0**  
 Total Finished SqFt: **1,580**

Year Built: **1900**  
 Bedrooms: **3**  
 Total Baths: **2**  
 Garage: **3**  
 Acres: **0.48**  
 Lot Size: **120 x 175**  
 Fire #:

**TAX INFORMATION**

Property ID: **225300010**  
 Tax Year: **2010**  
 Tax Amt: **\$2,442**  
 Assess Bal: **\$351**  
 Tax w/assess: **\$2,442**  
 Assess Pend: **Yes**  
 Homestead: **No**

List Date: **5/6/10** Received By MLS: **5/7/10**

Days On Market: **28**

Off Market Date: **06/03/2010**

Selling Agent: **Peter Mergens**

Projected Close Date: **7/30/10**

Selling Office: **Edina Realty, Inc.**

Date Closed: **7/30/10**

**General Property Information**

Legal Description: **Lot 1 Less 55ft Kukacky Addition**  
 County: **Le Sueur**  
 School District: **394 - Montgomery-Lonsdale, 507-364-8100**  
 Mfg Home w/HUD ID#: **No**  
 Complex/Dev/Sub:  
 Restrictions/Covts:  
 Lot Description: **Corner Lot, Tree Coverage - Medium**  
 Road Frontage: **City, County, Paved Streets**  
 Zoning: **Residential-Single** Accessibility: **None**

Common Wall: **No**

**Remarks**

Agent Remarks: **Purchase of the property will be by cash at closing or on terms acceptable to the seller This is a Fannie Mae HomePath property. Purchase this property for as little as 3% down! This property is approved for HomePath Mortgage Financing.**

Public Remarks: **Completely remodeled throughout. All hardwood floors refinished, newly painted interior, new vanities in bathrooms, all new carpeting. 3-car garage, 2nd floor laundry hookups**

**Structure Information**

Room	Level	Dimen	Other Rooms	Level	Dimen	Heat:	Forced Air
Living Rm	Main	16x13	Den	Upper	13x12	Fuel:	Natural Gas
Dining Rm	Main	13x11	Porch	Main	10x5	Air Cnd:	Central
Family Rm			Screened Porch	Main	13x5	Water:	City Water/Connected
Kitchen	Main	10x9				Sewer:	City Sewer/Connected
Bedroom 1	Main	13x10				Garage Stalls:	3
Bedroom 2	Upper	13x11				Garage Stall #:	
Bedroom 3	Upper	12x10				Other Parking:	2
Bedroom 4						Pool:	None
			<b>Bathrooms:</b>	Total: <b>2</b>	Full: <b>2</b>		
				3/4: <b>0</b>	1/2: <b>0</b>	1/4: <b>0</b>	

1/20/2011

Property Full Report, Single Family Residential, MLS#: 3922552

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Bath Description: **Main Floor Full Bath, Upper Level Bath**  
Dining Room Desc: **Separate/Formal Dining Room**  
Family Room Char: **Family Room**  
Fireplaces: **0** Fireplace Characteristics:  
Appliances: **Dishwasher**  
Basement: **Partial**  
Exterior: **Metal/Vinyl, Brick/Stone**  
Fencing:  
Roof: **Asphalt Shingles, Age 8 Years or Less**  
Amenities-Unit: **Porch, Natural Woodwork, Kitchen Window, Hardwood Floors, Washer/Dryer Hookup**  
Parking Char: **Detached Garage, Driveway - Gravel**

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## **Financial**

### **Cooperating Broker Compensation**

Buyer Broker Comp: **3.0000** Sub-Agent Comp: **3.0000** Facilitator Comp: **3.000**  
Variable Rate: **N** List Type: **Exclusive Right**

### **Sale Mortgage Information**

Sale Financial Terms: **FHA**  
Sale Loan Amount: **\$98,569**  
Seller Contribution: **\$4,000**

Financial Remarks: **This property is approved for HomePath Renovation Mortgage Financing.**

In Foreclosure?: **No**  
Lender Owned?: **Yes**  
Potential Short Sale?: **No**  
Owner is an Agent?: **No**  
Sellers Terms: **Cash, Other**  
Existing Fin:

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Listing Agent: **Scott A. Schlueter 507-317-7751**  
Listing Office: **Schlueter Realty** Appt Phone: **507-317-7751** Office Phone: **507-665-8813**  
Co-List Agent: **Ramona L. Schlueter 507-665-8813**

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