

**Your listing looks
the same as all
the other listings**

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Address: **220 Lakeridge Ln NW
Rochester, MN 55901**

List Price: **\$285,000**
Listing #: **290594**

Style: **Ranch**
Ownership: **Single Family**

Status: **Active**
MLS Area: **Rochester-Northwest-1**

Total Bdrms: **5**
Total Baths: **3**

Walkout rambler with and open floor plan on quiet cul-de-sac in a great neighborhood. Great view of Manorwood Lakes and the city of Rochester. Master bedroom and two additional bedrooms on the main floor with gas fireplace. Kitchen with all appliances inc
Comments: Walkout rambler with and open floor plan on quiet cul-de-sac in a great neighborhood. Great view of Manorwood Lakes and the city of Rochester. Master bedroom and two additional bedrooms on the main floor with gas fireplace. Kitchen with all appliances included. Eat in kitchen area with desk and hutch built in. Lower level with large family, room, a spacious guest room and additional bedroom or office. Entire interior painted in fall 2003, neutral tones throughout.

Residence Information		Amenities	
Year Built:	1999	Basement Type:	Finished
Occupancy:	Owner	Walk-out:	Yes
Roof:	Shingle	AC Type:	Central
Exterior:	Vinyl	Heat Type:	Forced Air
Trim Type:	Painted	Water Softener:	Included
AG Sq Ft:	1,491	Garage Type:	Attached
Main Sq Ft:	1,491	# of Stalls:	2
BG Sq Ft:	1,480	Garage Sq Ft:	636
Total Sq Ft:	2,971	Driveway:	Concrete
Fireplaces:	1	Avg Utilities:	
Fireplace Fuel:	Gas Fired	Assc Fee:	None
Included:	All Kitchen, Appliances, Window blinds,		
Not Included:	Washer, Dryer are Negotiable. Window Curtains		
			Mud Room
			Vaulted/Cathedral Ceilings
			Pantry
			Paneled Doors
			Master BR W/I Closet
			Master Bathroom
			Eat-in Kitchen
			Patio
			Deck

Rooms			
<u>Floor</u>	<u>Room</u>	<u>Size</u>	<u>Description</u>
Main Floor	3/4 Bath		Master bath with shower only 2 sinks
Main Floor	Bedroom		Large Closet
Main Floor	Bedroom		Large Closet
Main Floor	Full Bath		
Main Floor	Kitchen		Gas stove, Microwave, Dishwasher, Frig
Main Floor	Laundry		Tub, Sink, Closet
Main Floor	Living		Vaulted Ceilings/Gas F.P.
Main Floor	Master Bedroom		W/I Closet, Great Views, 3/4 Bath
Basement	3/4 Bath		
Basement	Bedroom		Large Guest BR/ 2 closets
Basement	Bedroom		
Basement	Family Room		Large Closet

**Your listing includes
multiple photos and your
phone number-see page 2
below.**

Property Information

Est Acres: **0.24**
 Lot Size: **.24**
 Frontage Ft:
 Depth Ft:
 Gross Taxes: **3218**
 Tax Class: **HS**
 Tax Yr: **2003**
 Assessments: **None**

Elem School: **Harriet Bishop**
 JH/Mdl School: **John Adams**
 Sr High School: **John Marshall**
 Water Type: **City**
 Sewer Type: **City**
 Fuel Type: **Electric**

Region: **Manorwoods Lakes**
 S-T-R: **- -**
 Flood:
 Zoning: **Residential**

Possession: **Neg**
 Terms:
 Plat:
 Parcel: **743324057102**

Abstract Loc:
 Assessed Value:
 Latitude:
 Longitude:

Legal Description: **Lot 14, Block 1 Manorwoods Lakes 3rd**

Property Features

Sprinkler System
Walkout
Water View
City View
Cable
Cul-De-Sac

Agents see the commission you are offering if they bring a buyer--this is what motivates them to show & sell your home.

Listing Information

Owner: **Mr. & Mrs. Homeseller**

Owner Phone: **507-555-1234**

Agent Owned: **No**

List Agent: **Albert Hepp**

Agent Phone: **952-285-1611**

List Office: **BuySelf Realty**

Office Phone: **952-285-1611**

Buyer Agent: **Yes**
 BA Comm: **3**

Dual/Var Rate: **Yes**
 Key Loc: **Lockbox**

Sale Date:

Sale Price:

Selling Office:

Selling Agent:

Selling Financing:

Sale Concession:

Sub-Agent: **No**
 SA Comm: **0**

Dual/Var Rate: **No**

Facilitator: **Yes**
 Facilitator Comm: **3**

Dual/Var Rate: **Yes**

Exclusive: **Yes**

Contingency: **None**

DOM: **2**

Closing Co/Fee:

Bonus:

Min Comm:

Lease Fee:

Instructions/Directions: **Call seller to schedule showings, ask questions about the property, or present offers. Seller is representing himself.**

Financing:

Pictures

