



American Eagle Realty

Nohl Property

35 Sunset Lane

Hancock, MN 56244

\$229,900



House Beautiful

Home Type: Split Entry
Square Footage: 1625 on Main Floor
Bedrooms: 4
Baths: One Full on Main Floor
One 3/4 off Master Bedroom
One 3/4 Lower Level

Year Built: 1968

Living Room: 18' 5 x 13' 10
Dining Room: 11' 7 x 10'
Kitchen: 15' 3 x 10' 5 **NEW**
2nd Kitchen: 12' 3 x 8'
Family Room: 29' x 22' LL
Bedrooms: Master: 14' 8 x 11' 2 w/Bath
11' 3 x 11' MF
11' 5 x 9' 10 MF
19' 8 x 13' 2 LL
Laundry: 13' 11 x 9' 9 MF
Storage Room: 22' x 9' 10 LL
Garage: 28' x 27' Attached

Heating: Dual Natural Gas & Electric Forced Air
Air Conditioning: Central
Electrical Service: 100 Amp Breakers
Monthly Electric Budget: \$196
Water Softener: Owned
Water: Public
Sewer: Public

You'll appreciate the love and care that went into this stunning 4 bedroom, 3 bath, split entry home with double attached garage. Exterior has cement board siding, Boulder Creek stone, newer shingles, soffit, fascia, gutters, lighting and sidewalk. The yard has been professionally landscaped. The back yard has a zero entry sandbox, hobby garden, garden shed and is completely enclosed with vinyl privacy fencing. Other improvements include entry doors, trim, base boards, crown molding, Hayfield windows, updated wiring and LED lighting. There is also an exceptional kitchen which features custom alder cabinets, maple island, lighted pantry, stainless steel appliances and a farmhouse sink. Home also features a master bedroom with its own bathroom and a main floor laundry. There is also a second kitchen in the lower level. To view this house for sale in Hancock, MN call American Eagle Realty today at 320.589.4200 to set up your showing.

Built-in Appliances: Dishwasher, Microwave
Negotiable Appliances: Refrigerator x 2, Stove x 2
Flooring: Carpet, Laminate, Tile
Woodwork: Assorted
Window Treatments: As Shown
Roof: Asphalt Shingles
Exterior: Cement Board
Other Buildings on Site: Garden Shed

Legal Description: Bk 1 Lt 4 Exc N 10' & Bk 1 N
10' Lt 5 both in the Eastview Add'n
Parcel #: 21-0351-000 & 21-0352-000
2016 Taxes: \$2473 & \$16
Special Assessments: \$65 Solid Waste
Lot Size: 90' x 140'



This information is deemed reliable but is not guaranteed.

Karen Berget Broker / Owner

Kyle Berget Agent/ Owner

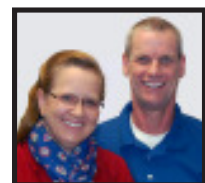
CALL: 320.589.4200



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