



# American Eagle Realty

## Hansen Property

401 Birch Ave.

Morris, MN 56267

**\$279,000**



Rambler

Square Footage: 1252 Main Floor

Bedrooms: 3

Baths: One Full Main Floor  
One 3/4 Lower Level

Year Built: 1978

Living Room: 21' 6 x 12' 6

Dining Room: 12' 6 x 10' 2

Kitchen: 12' 6 x 11' 6

Family Room: 23' 7 x 11' 6 LL

Bedrooms: 13' 6 x 12' 6

10' 9 x 10'

10' x 9'

Laundry: Stacked Unit Main Floor  
Full Size Washer & Dryer LL

Garage: 30' x 26' Attached

Heating: Natural Gas Forced Air

Air Conditioning: Central

Electrical Service: 200 Amp Breakers

Monthly Electric Budget: \$80

Water Softener: Owned

Water: Public

Sewer: Public



This information is deemed reliable but is not guaranteed.

### Exceptional Brick Rambler

Built with pride by the original developer of this prime addition to Morris. This custom home features 3 main floor bedrooms, a spacious kitchen and dining area, a large living room with bay window and gas fireplace. The lower level features a great room with fireplace and wet bar and you will also find a large workshop area. Radon mitigation system has been installed. A home inspection has been completed by the seller! This home is move-in ready! To view this home in Morris MN call American Eagle Realty today at 320-589-4200!

Built-in Appliances: Dishwasher, Microwave  
Appliances: Refrigerator, Stove, Washer, Dryer  
Stacked Washer/Dryer on Main Floor

Flooring: Carpet, Ceramic Tile, Vinyl

Woodwork: Assorted

Window Treatments: As Shown

Roof: Asphalt Shingles

Exterior: Brick & Vinyl

Legal Description: Bk 3 Lt 1 Klinker Add'n

Parcel #: 20-1646-260

2022 Taxes: \$ 2680

Special Assessments: \$ 80 Solid Waste

Lot Size: 120' x 125'

**Karen Berget** Broker / Owner

**Kyle Berget** Agent/ Owner

**CALL: 320.589.4200**



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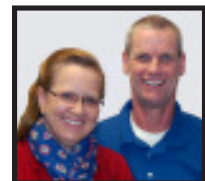
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Morris, MN 56267

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We're Here to Work for You!*