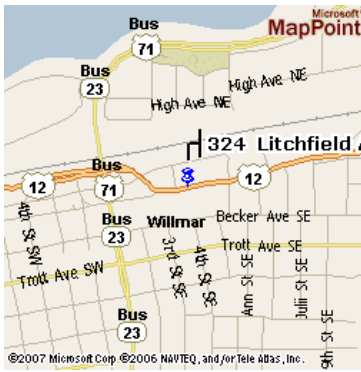


324 Litchfield Avenue SE, Willmar, MN 56201-3633



Status: **Active**

List Price: **\$96,000**

Original List Price: **\$96,000**

Map Page: **999**

Map Coord: **A1**

Directions: **Hwy 12 to property on left**

MLS Area: **814 - West Central Minnesota**
 Style: **(SF) Two Stories**
 Const Status: **Previously Owned**
 Foundation Size: **868**
 Above Ground Finished SqFt: **1,904**
 Below Ground Finished SqFt: **0**
 Total Finished SqFt: **1,904**

Year Built: **1899**
 Bedrooms: **3**
 Total Baths: **2**
 Garage: **2**
 Acres: **0.00**
 Lot Size: **95.5x175**
 Fire #:

TAX INFORMATION

Property ID: **953100030**
 Tax Year: **2007**
 Tax Amt: **\$944**
 Assess Bal: **\$0**
 Tax w/assess: **\$944**
 Assess Pend: **Unknown**
 Homestead: **No**

List Date: **4/6/07** Received By MLS: **4/9/07** Days On Market: **143**

General Property Information

Legal Description: **Highland addn to Willmar Lot 4 w LY 37.8 ft of Lot 3**
 County: **Kandiyohi**
 School District: **347 - Willmar, 320-231-8500**
 Complex/Dev/Sub:
 Restrictions/Covts:
 Road Frontage: **US Highway**
 Zoning: **Residential-Single**

Common Wall: **No**

Accessibility: **None**

Remarks

Agent Remarks: **Buyer and buyer's agent to verify all information. AS IS addendum required. Special income limits apply.**

Public Remarks: **This 3BR 2 BA home has been beautifully updated. Almost all new windows, new flooring throughout, water heater in 2006, boiler in 2006 and ext. painted in '06. AS IS Addendum required. Special income limits apply.**

Structure Information

| Room | Level | Dimen | Other Rooms | Level | Dimen | Heat: | Hot Water |
|-----------|-------|---------|-------------------|-----------------|----------------|-----------------|------------------------|
| Living Rm | Main | 15.5x14 | Foyer | Main | 13x8 | Fuel: | Natural Gas |
| Dining Rm | Main | 15x13.5 | Porch | Main | 27x6 | Air Cnd: | None |
| Family Rm | | | | | | Water: | City Water - Connected |
| Kitchen | Main | 22x11 | | | | Sewer: | City Sewer - Connected |
| Bedroom 1 | Upper | 21x11 | | | | Garage Stalls: | 2 |
| Bedroom 2 | Upper | 21x11 | | | | Garage Stall #: | |
| Bedroom 3 | Main | 13x10 | | | | Other Parking: | |
| Bedroom 4 | | | | | | Pool: | |
| | | | Bathrooms: | Total: 2 | Full: 0 | | |
| | | | | 3/4: 1 | 1/2: 0 | 1/4: 1 | |

Bath Description:
 Dining Room Desc: **Separate/Formal Dining Room**
 Family Room Char:
 Fireplaces: **0** Fireplace Characteristics:
 Appliances: **Exhaust Fan/Hood**
 Basement: **Partial**

8/27/2007

Property Full Report, Single Family Residential, MLS#: 3355988

324 Litchfield Avenue SE, Willmar, MN 56201-3633

Exterior: **Other**
Fencing: **None**
Roof: **Asphalt Shingles**
Amenities-Unit: **None**
Parking Char: **Detached Garage**

Financial

Cooperating Broker Compensation

Buyer Broker Comp: **2.5 %** Sub-Agent Comp: **0 %** Facilitator Comp: **. %**
Variable Rate: **N** List Type: **Exclusive Right To Sell**
Owner is an Agent?: **No**
Sellers Terms:
Existing Fin:

Listing Agent: **Patrick J. Raiber II 320-593-4151**
Listing Office: **RE/MAX Today's Properties** Appt Phone: **320-593-4151** Office Phone: **320-693-8007**
This Report Prepared By: **Amy Raiber 320-593-4151**