



**Upper Midwest  
Management**

Upper Midwest Management Corporation  
 1314 Westridge Road  
 P.O. Box 834  
 New Ulm, MN 56073-0834  
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**Agent: Rachelle Kraus**  
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**LISTING PRICE \$ 230,000**

Type	Rambler	Kitchen/Dining	21.5x9	Fireplace	Yes/wood
Address	1310 Southridge	Dining	18x14	Heating	Forced
Age built	1978	Dishwasher	yes		
Lot Size	94x130	Stove	yes	Air Conditioning	central
Taxes	2,596	Hood	yes	Electrical	100 amp
Homestead	yes	Disposal	yes	Water Heater	40 gal
1 <sup>st</sup> Floor Sq Ft	1612	Refrigerator	yes	Water Softener	owned
Basement Sq Ft	1612			Back Deck	yes
% Finished Basement	partial	Living/Great Room	21x12	Front Patio	yes
Foundation	block	Family/Game Room bsmt	29x13		
Exterior	steel	Master Bedroom	15.5x11	Garage attached	yes
Roof	Asphalt	Master Bath	yes	Garage	2 car
		Bedroom	10x12.5	Door Opener	yes
Full Baths	1	Bedroom/Den	12x12		
Baths ¾	2	Lower Level room	15x13		
		Lower Level room	13x12		

**Features:** This move in ready home is located right off the golf course on a quiet section of the city. The large windows, patio door, and back yard patio offers a great view of the third hole. This home has 3 plus bedrooms and 3 baths. The open concept kitchen/dinette, living room offers the perfect setting for family get-togethers! The formal dining room with beautiful, wood laminate floors can host dinner parties/holiday gatherings for up to 12 people. The partially finished lower level offers endless possibilities for additional bedrooms, family room or game room. Don't miss this wonderful opportunity to own a modern, well maintained home.

**Exclusions:** Basement Stove and Refrigerator.

**Legal Description:** Kitzberger Addition Lot-007

This information herein is not warranted and is subject to change without notice. We assume no liability for errors.