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**Listing Information**

**Address:** 513 N 3rd Ave.

**Owner:** Don and Donna Sorensen Family Trust

**Occupant:** Vacant

**Legal:** Gallaher's addition Block 7 Lot 9 and s 30' of Lot 10

**Kitchen/Dining area:**

**Lot size:** 80 x 142

**SF Main Floor:** 877

**SF Upper Floor:** n/a

**SF Basement:** 877

**Year built:** 1982

**Year bought:** 2011

**Type of Construction:** Frame

**Color:** Gray

**Patio/Deck:** 322 sf concrete patio; 72sf deck

**Enclosed Porch:** n/a

**Open Porch:** n/a

**Electric Panel:** Breakers

**Taxes:** Gross \$1,517 Net: \$1,366 w/hs

**Curtains/Blinds/Drapes:**

**Included:** Washer, dryer, refrigerator, stove

**Zoning:** Residential

**Price:** \$138,000

**Bedrooms:** 4

**Baths:** 1 3/4

**School District:** Coon Rapids-Bayard

**Ave. Utilities:**

**Garage:** Attached two-car

**Drive Paved:** Yes

**Street Paved:** Alley access/gravel

**Foundation:** Wood

**Type of basement:** Full, finished

**Heat:** Forced air

**Fuel:** Natural gas

**Air conditioning:** Central air

**Water heater:** New in 2019

**Water:** City

**Sewer:** City

**Washer and dryer location:** Basement—lower level

**Water Softener:** no

**Disposal:** Yes

**Possession Date:** Upon closing

**Assessed Value:** \$86,490

**Remarks:** Well cared for home on a large lot; four bedrooms; move-in ready. Very nice neighborhood within walking distance of Riverside Park and trails. Call for a showing!

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