

New Germany MN Rambler on One Acre Lot in Camden Twp.



355 Adams St, New Germany MN 55367

Located West of Minneapolis. From I-494, West on MN Hwy 7, then South 1.2 mi. on CR 33, then East .2 mi. on Broadway St. E, then .1 mi. South on Adams.

3 Bedroom 1966 Rambler with attached single car Garage on One Acre Lot.

960 fin. sq. ft. on main floor, New basement in 1988, Two Baths.

Hardwood Floors, New vinyl windows, Newer roof. Central Air!

There's room for expansion or a shed on this One Acre Lot!

Main Floor: 12x16' **Kitchen & Dining** area, appliances incl. refrigerator, dishwasher, garbage disposal, gas cook-top stove & exhaust fan; elec. double wall ovens. 11x20' **Living Room**; 11x12' **Bedroom**; 20x11' **Bedroom**, but it could be converted to 2 Bedrooms; **Full Bath**.

Lower Level: **Three rooms**, 960 sq. ft. with daylight look-out windows, cement block foundation.

Laundry area with washer & elec. dryer, double wash tubs, storage rooms, closets, **3/4 Bath**.

Utilities: Natural gas furnace; natural gas water heater; water softener; Central air, sump pump, 100 amp breaker elec. box. City Water. Private Septic system.

Garage: 12x24' Single attached garage with garage door opener, gravel driveway, off-street parking.

One Acre Lot with trees, shrubs, etc.

Road easement on west side of lot. Lot has been surveyed.

Legal: PO Sec. 04, Twp 116, R26, Township of Camden, Carver County, MN. PID 02.004.0510

2011 RE Taxes \$1554.

Price: \$144,000.



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