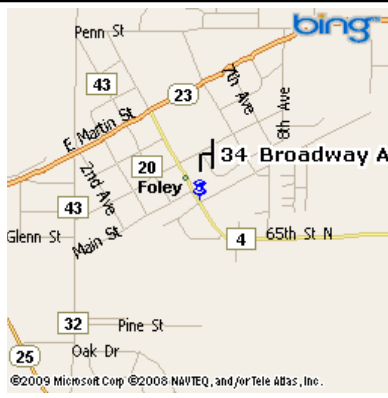


34 Broadway Avenue S, Foley, MN 56329



Status: **Active**

List Price: **\$99,900**

Original List Price: **\$110,000**

Map Page: **999**

Map Coord: **A1**

Directions: **Hwy 23 to Broadway to complex on left.**

MLS Area:	470 - Benton County (outside St. Cloud Area)	Year Built:	2006
Style:	(TH) Side x Side	Bedrooms:	2
Const Status:	Previously Owned	Total Baths:	2
Foundation Size:	1,247	Garage:	2
Above Ground Finished SqFt:	1,247	Acres:	0.00
Below Ground Finished SqFt:	0	Lot Size:	NA
Total Finished SqFt:	1,247	Fire #:	

TAX INFORMATION

Property ID:	130110400
Tax Year:	2009
Tax Amt:	\$2,488
Assess Bal:	\$0
Tax w/assess:	\$2,488
Assess Pend:	Unknown
Homestead:	No

List Date: **12/15/09** Received By MLS: **12/18/09** Days On Market: **47**

General Property Information

Legal Description: **Sec 26 Twp 037 Range 029 Lyon Plat 3 Lot 3 Blk 001**
 County: **Benton**
 School District: **51 - Foley, 320-968-7175**
 Complex/Dev/Sub:
 Restrictions/Covts: **Other**
 Association Fee: **95.00** Association Fee Frequency: **Monthly**
 Assoc Fee Includes: **Hazard Insurance, Snow/Lawn Care**
 Road Frontage:
 Zoning: **Residential-Single** Accessibility: **None**

Common Wall: **Yes**

Remarks

Agent Remarks: **Please email offers to WayneandSaraWeber@edinarealty.com. Only complete offers accepted. MN standard PA, preapproval letter, As-Is addendum & seller disc. waiver must accompany offers.**

Public Remarks: **Very nice one level townhome!! Located close to downtown Foley. Hurry!!**

Structure Information

<u>Room</u>	<u>Level</u>	<u>Dimen</u>	<u>Other Rooms</u>	<u>Level</u>	<u>Dimen</u>	
Living Rm	Main	14x12				Heat: Forced Air
Dining Rm	Main	14x10				Fuel: Natural Gas
Family Rm						Air Cnd: Central
Kitchen	Main	13x12				Water: City Water - Connected
Bedroom 1	Main	14x13				Sewer: City Sewer - Connected
Bedroom 2	Main	13x11				Garage Stalls: 2
Bedroom 3						Garage Stall #:
Bedroom 4						Other Parking:
			Bathrooms:	Total: 2	Full: 1	Pool:
				3/4: 1	1/2: 0	
					1/4: 0	

Bath Description:
 Dining Room Desc:
 Family Room Char:
 Fireplaces: **0** Fireplace Characteristics:
 Appliances:
 Basement: **None**

34 Broadway Avenue S, Foley, MN 56329

Exterior: **Metal/Vinyl**
 Fencing:
 Roof: **Age 8 Years or Less, Asphalt Shingles**
 Townhouse Char: **End Unit**
 Amenities-Unit: **Patio, Porch, Vaulted Ceiling(s)**
 Parking Char: **Attached Garage, Driveway - Asphalt**

Financial**Cooperating Broker Compensation**

Buyer Broker Comp: **2.7000** Sub-Agent Comp: **2.7000** Facilitator Comp: **0 %**
 Variable Rate: **N** List Type: **Exclusive Right To Sell**

In Foreclosure?: **No**
 Lender Owned?: **Yes**
 Potential Short Sale?: **No**
 Owner is an Agent?: **No**
 Sellers Terms: **Adj. Rate/Gr Payment, Cash, Conventional, DVA, FHA**
 Existing Fin:

Listing Agent: **Sara M. Weber 612-298-3608**
 Listing Office: **Edina Realty, Inc.** Appt Phone: **763-271-5410** Office Phone: **763-295-3456**
 Co-List Agent: **Aaron M. Dickinson 612-251-5599**

This Report Prepared By: **Jennifer L Studer**

Listing History

<u>MLS#</u>	<u>Field</u>	<u>Date Stamp</u>	<u>Old Value</u>	<u>New Value</u>	<u>Property Type</u>
3285432	Status	10/23/2006	INCOM	ACT	Single Family
3285432	ListPrice	10/23/2006		149900.00	Single Family
3285432	Status	05/04/2007	ACT	EXP	Single Family
3372245	Status	05/04/2007	INCOM	ACT	Single Family
3372245	ListPrice	05/04/2007		149900.00	Single Family
3372245	Status	08/05/2007	ACT	EXP	Single Family
3422235	Status	08/06/2007	INCOM	ACT	Single Family
3422235	ListPrice	08/06/2007		149900.00	Single Family
3422235	Status	08/18/2007	ACT	EXP	Single Family
3440092	Status	09/14/2007	INCOM	ACT	Single Family
3440092	ListPrice	09/14/2007		144900.00	Single Family
3440092	Status	02/01/2008	ACT	EXP	Single Family
3509830	Status	03/10/2008	INCOM	ACT	Single Family
3509830	ListPrice	03/10/2008		139500.00	Single Family
3509830	Status	07/15/2008	ACT	EXP	Single Family
3641447	Status	01/29/2009	INCOM	ACT	Single Family
3641447	ListPrice	01/29/2009		109900.00	Single Family
3641447	Status	04/07/2009	ACT	EXP	Single Family
3668852	Status	04/07/2009	INCOM	ACT	Single Family
3668852	ListPrice	04/07/2009		114900.00	Single Family
3668852	Status	07/08/2009	ACT	EXP	Single Family
3864599	Status	12/18/2009	INCOM	ACT	Single Family
3864599	ListPrice	12/18/2009		110000.00	Single Family
3864599	Status	12/18/2009	ACT	TNAFS	Single Family
3864599	Status	12/23/2009	TNAFS	ACT	Single Family
3864599	ListPrice	02/02/2010	110000.00	99900.00	Single Family

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