

1403 Presidential Dr
Northfield MN 55057
School District 659 - Northfield

FEATURES

Presidential Commons Homeowners Association
Walking distance to downtown Northfield (< 1.5 miles)
Walking distance to the High School, FiftyNorth (senior center), Allina Clinic, walking paths, biking trails
All One Level living
2 bedrooms
Master bedroom has 2 walk-in closets
Bonus room 10x12 with utility sink
Patio 8x12
Enjoy backyard greenspace
2-Car attached garage
Front hall closet
Back closet
Pantry cupboard in kitchen
Air Exchanger (HRV)
Streitz maintenance plan for Furnace / AC

Description

One-level townhome in Presidential Commons. Enjoy the convenience of all living facilities on one level. The kitchen, dining, and living rooms feature an open floor plan. Walking distance to FiftyNorth (senior center), high school, parks, walking trails, biking trails, and only a mile and a half to historic downtown Northfield. NEW in 2022: air conditioner, roof, window screen for patio door, light fixtures in the dining room, living room, and bedroom.

UPDATES

NEW Air Conditioner	Streitz	2022
NEW Roof	Capital Construction	2022
NEW Window Screen for Patio Door		2022
NEW Kitchen Faucet	Costco	2022
NEW Light fixtures - Dining, Living, Bedroom	Perry Kruse	2022
Bathroom remodel	Menards	2018
NEW Carpet in Living Room, Hallway	Biermans	2017
NEW Refrigerator		2015
NEW Garage Door	Menards	2015
NEW Furnace	Streitz	2015

What are the average utility bills? (12 month average)

Xcel Energy bill for gas/electric is unknown. Northfield City water/sewer/trash/recycling bill has been \$45/month.

What is included in the \$197 monthly homeowner association fee?

The fee includes: Building Exterior, Hazard Insurance, Lawn Care, Outside Maintenance, Professional Management, Snow Removal, Rentals Allowed, Irrigation in-ground sprinklers, Tree Trimming, Garage Doors. Pets: Cats and Dogs Allowed, **Homeowner pays own water bill.**

Can you add a bathroom? It looks like either the bonus room or one of the master bedroom closets could be converted to a bathroom.

The buyer must investigate this for themselves, perhaps by getting advice from a contractor and talking to the homeowners association. The seller does not know if a bathroom can be added.