

800 College St
Northfield MN 55057
Northfield School District
City of Northfield

Wonderfully updated historic home is like new! A comprehensive addition and remodel in 2016 includes new master suite, new kitchen, new bathroom, new closets and more. Kitchen features include: large center island, granite counters, eat-in space, sliding glass door to backyard, plenty of storage space. New flooring throughout the home, save the staircase. Classic front screened-porch added in 2011. One-year HSA Home Warranty included!

Details:

Home covered by HSA Home Warranty (one year)

Furnace serviced	(Streitz)	(2022)
New kitchen appliances		(2016)
Home remodel		(2016)
Water Softener		(2016)
New furnace / AC		(2015)
Water Heater		(2012)

What was included in the home remodel in 2016?

Removed previous kitchen, one-car garage, and rear porch. Added new dug foundation for addition, new eat-in kitchen with center island, new mudroom, new ¾ bath, expanded main floor office/study with closet to have the option of a main floor bedroom, new owner's suite above the kitchen with ¾ bath and bonus walk-in closet, new flooring throughout the home, extra insulation in the walls, new siding.

What are the property boundaries? Who owns the fence?

The fence is inside the property line on the seller's property.

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

Xcel Energy \$200/month on budget plan. City of Northfield water/sewer/trash/recycling \$56/month.

Can you add a garage?

The seller believes there is room to build a garage but buyers must consult the City of Northfield directly and review the regulations found online here:

<https://www.ci.northfield.mn.us/DocumentCenter/View/2077/Garages-LDC-Table-32-3>