

January 19, 2016

Mark & Ann Torkelson  
605 13<sup>th</sup> Avenue NW  
Kasson, MN 55944

City of Mantorville  
Attention: Ms. Camille Reber  
PO Box 188  
Mantorville, MN 55955

Dear Ms. Reber:

In response to the request for additional information regarding the variance application for the property located at 720 County Road 12, Mantorville, MN we submit the following for the Mayor and Members of the City Council to consider.

#### **Background**

This background is provided as you consider our consistent intention to build a structure that meets our needs and fits the local surroundings.

With the variance application approved at the October 13, 2014 meeting for a 70' X 90' X 18' structure, an attached drawing depicted a post frame building with a gable/pitched roof. This attached concept drawing did not include dimensions as a final determination on the overall height with trusses was yet to be determined. This submission demonstrates our intentions from the beginning for a post frame structure and gable roof.

Prior to the City Council Meeting on October 13, 2014, we recognized the 18' height was representing an overall height when it was our intention for it to be the sidewall height. We were not attempting to deceive the Mayor and Council Members, but had consistently spoken of the structure using the common industry practice (see Attachments A1, A2, A3, and A4) of referencing the side wall height. We spoke with the Mantorville City Clerk to clarify and were reassured this could be addressed in the final documents if the Council was to approve the application. In addition, during the Public Hearing it was shared that a finalized roof height was yet to be determined and would be based on the overall height necessary to include the building trusses (see Attachment B). This clarification was not included in the final resolution document. This exclusion is the reason for our current request.

Approval that evening was the final contingency pending for us to close on the purchase of the referenced property totaling approximately 20 acres. Had the City Council not approved the application before them on October 13, 2014, we would not have proceeded with the purchase at that time.

### **Building Code**

In our application for a height variance in October 2015, we requested an overall height of 28' 3" for our accessory structure. In this application, we outlined three issues with constructing a building following Resolution 2014-21. We cited a desire for a building that:

- (1) meets our needs (door height),
- (2) fits the surroundings (gable roof), and
- (3) meets building codes.

As we shared at the City Council Meeting on December 14, 2015, we can meet two of these three important factors with a steel frame and flat roof structure (Attachment C, Option #1). We do not believe this is in the best interest of the neighborhood and believe the City Council will agree. Financial impact is a consideration with a steel frame and flat roof structure in Option #1, but is secondary to our desire for a structure that will meet our personal needs and fits into the surroundings.

If we were to prioritize aesthetics over function, using a gable roof structure (Attachment C, Option #2), with the current height limitation the interior ceiling height will be 5' 9". Pursuit of this option is a moot point as it does not meet our personal needs. That being said, with input from our general contractor and utility sub-contractors, the following code concerns were raised regarding electrical, HVAC, egress, and snow load.

- IBC R305.1 requires habitable spaces, i.e. bathrooms, to have a minimum of 7' headroom/clearance for egress purposes
- IBC 1003.1.1.1 requires an interior door height of 80" and exterior door height of 76"
- National Electrical Code 110.26 requires a minimum clearance for electrical equipment, e.g. electrical panel and air compressor, of 6' 6"
- Building code also requires the installation of all equipment according to the manufacturer's requirements, including clearances. Radiant heating is planned for this space and the ceiling height will not meet the minimum clearance requirement of 15.25' (see Attachment D).
- In the current variance application, we reference the challenge of meeting building code requirements for snow load in context of a post frame structure. Jay Kruger from CMS suggested that we may be able to drop the roof pitch from a 4:12 to a 3:12 slope. After researching this option with our builder it is not recommended due to increased snow load to be carried by the structure. This also does not have a significant impact on overall height and will eliminate the option of dormers which significantly change the look of the accessory structure.

Option #3 (Attachment C) meets our needs, fits the surroundings, and conforms to building codes.

## Response to Public Hearing

From the beginning, we have pursued a solution that allows for a structure that meets our personal needs and is fitting for the surroundings. Our needs have not changed. Our request has not changed. An oversight at the October 2014 City Council Meeting has resulted in our return. In response to the statements and materials provided during the December 14, 2015 City Council Meeting, we share the following:

### Dimensions & Measurements

- Our building plans have been refined and reflect a smaller footprint (60' X 80'), the addition of dormers, and cupolas. We were advised by the City Clerk that the cupola height is not to be included in the overall height.
- The clarification of the overall height was not included in the final resolution as expected in October 2014. The appraisal report by Rochester Area Appraisals, submitted by Dan and Jone Trapp, reinforces our stated intention in October 2014 for a structure with a sidewall height of up to 18'. This contradicts Jone Trapp's current Point #2 indicating the building will now be larger than what they portrayed to their appraiser in December 2014 when they indicated it would be a structure with 16-20' sidewalls. Our current request is smaller than the structure they portrayed to their appraiser in both cubic volume and footprint.
- The City recently approved a variance for an accessory structure with an overall height of 25' in a residentially zoned district.
- The volume of a 60' X 80' structure with the overall height of 28' 3" is less than the volume of the structure allowable under Resolution 2014-21.
- Our single story home, on the same property, measures an overall height of 25' and a footprint of approximately 4,200 square feet. The proposed accessory structure is approximately 28' and a footprint of 4,800 square feet. The accessory structure is not out of scale when considering this context or the overall size of the property at 20 acres.
- Site plans and scaled drawing have been submitted per the variance application requirements.

### View References

- In reference to this case, the Honorable Judge Jodi Williamson states, "A view is not enough to invalidate a decision that is wholly in the power and discretion of the City."
- The City has added twelve conditions regarding our building of the accessory structure and an additional sixteen conditions to the permitted use of this accessory building. These conditions are not insignificant and address reasonable concerns that have been raised.
- We have demonstrated a good faith effort to not only meet these requirements, but to exceed them. This includes the construction of our primary residence prior to the construction of the accessory structure, use of 20 evergreens (up to 10 feet in height when 3 foot trees are

required) for screening, and the addition of 12 deciduous trees (ranging from 8 to 12 feet in height) to further assist in summertime screening. These trees are on site, the deciduous being already planted and the evergreens are awaiting suitable conditions for planting.

- The site plan submitted (Attachment E) reflects the placement of these trees for screening purposes.

#### General Comments

- A home in the area, 29 Zumbro Ridge Drive, sold on December 28, 2015 (Attachment F). The sale price was within \$1,000 of the initial asking price and a sold sign was in the front yard in less than 2 weeks. Our plans and current construction appears to have had no impact on a quick sale of the abutting property.
- Per Resolution 2014-21, we are limited to this one accessory structure, making it paramount that it is one that will meet our needs now and into the future.

#### **Summary**

In closing, we ask the City Council to carefully consider the request before them. We ask you to consider a height of 28' 3" that allows for an accessory structure fitting for the surroundings that meets our current and future needs.

Respectfully Submitted,

The image shows two handwritten signatures in black ink. The top signature is cursive and appears to read 'Ann Torkelson'. The bottom signature is also cursive and appears to read 'Mark Torkelson'.

Mark and Ann Torkelson

Attachment A1

Rebate Center | Order Tracker | Weekly Ad | Gift Registry | Welcome, Sign In

**MENARDS**  
Dedicated to Service & Quality

My Store: ROCHESTER SOUTH, MN | Help Center | Services | Credit Center | Gift Cards

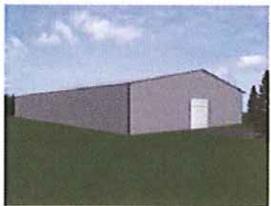
Shop Departments | Project Center | Search All | Enter SKU, Model # or Keyword | Cart (0)

Home > Outdoors > Yard Buildings, Outdoor Storage & Accessories > Post Frame Buildings

Shop by Width: 68' to 100' | 5 results found | Go To Page #: | Go

Brands: Menards (70) | Results per page: 24 | Sort by: Best Match

Shop by Width:  
 6' to 20' (84)  
 21' to 29' (152)  
 30' to 35' (285)  
 36' to 39' (187)  
 40' to 47' (268)  
 48' to 59' (204)  
 60' to 67' (150)  
 69' to 100' (70)

 72'W x 176'L x 18'H Agricultural \$75,738.52	 70'W x 112'L x 16'H Workshop \$44,101.05	 99'W x 200'L x 18.5'H Workshop \$108,367.19
--	---	---



**MIDWEST MANUFACTURING**

HOME ORDER LOOKUP ABOUT US CAREERS CONTACT US

SEARCH  GO

PRODUCTS ▾ SERVICES ▾ PROJECT CENTER ▾ WHERE TO BUY REQUEST A QUOTE HELP

## Pole Barns

[Home](#) > [Products](#) > [Pole Barn Buildings](#) > [Pole Barns](#) > [Agricultural Pole Barns](#) > [Pole Barn \(60'x126'x14'\)](#)

Doors ▸  
Composite ▸  
Residential Steel Roofing and Siding ▸  
Trusses ▸  
Concrete ▸  
Treated Lumber ▸  
**Pole Barn Buildings ▾**  
  **Online Post Frame Estimator**  
  Post Frame Building Estimator  
  
  **Pole Barns**  
  Agricultural Pole Barns  
  Commercial Pole Barns  
  Storage Shed

### Pole Barn (60'x126'x14')

Print 

Product Information  Share

This Pole Barn includes:

- Two 12' x 14' split steel sliding doors
- 36" Wainscot and two end louvers
- Twelve 11' Pro-Sky® skylites
- Brown roof and trim with tan wall steel
- Ten 48" x 36" sliding windows
- 24" Overhang on all four sides with steel soffit
- Three 36" cupolas
- Two pre-hung steel service doors

Online Tools

[Request a Quote](#)





Share This   

## BILL'S SEED STORAGE BUILDING



< 1 / 4 >

 **Project Number**  
62-4403

 **Photo Number**  
3572

 **Location**  
Fairgrove, IL

 **Dimension**  
60'W x 16'H x 104'L

This seed dealership was built for Bill of Fairgrove, IL

**Special Features:**

Hi-Rib Steel

Cupolas

Raised Chord Trusses

 Request More Information

 Price A Building

 Find A Location

The screenshot displays the website for Cleary Building Corp. The top left features the company logo with a green clover and the text "CLEARY BUILDING CORP. Serving our Clients since 1978". To the right is a search bar with a magnifying glass icon and a "BUY NOW!" button with a recycling symbol. Below the logo is the slogan "We Protect What You Value". A navigation menu includes "About Us", "Our Product", "Building Types", "Resources", and "What Clients Say". The main content area is titled "MACHINERY" and features a large image of a red barn with white trim. A black text box in the top left of the image reads "50'x81'x16' Montrose, SD - 2013104430" and "COLORS: Red, Snow". The barn has a white cupola on its roof and a large white double door. A green arrow on the left and a green plus sign on the right of the image indicate navigation options.

1 MAYOR BRADFORD: Yes, please do.

2 ANN TORKELSON: [Unintelligible.]

3 So just to orient you to how this is laid out,  
4 so underneath the building obviously there's a  
5 [unintelligible] ~~intentionally~~ to have the  
6 building sit as low as actually possible from  
7 up to this is the <sup>viewpoint</sup> [unintelligible] on the deck  
8 [unintelligible].

9 MAYOR BRADFORD: Okay.

10 ANN TORKELSON: And this grade, we  
11 would move it back and bring it up here so  
12 eventually <sup>the height</sup> [unintelligible] we're not exactly  
13 sure at this point because we don't have  
14 engineered drawings.

15 MAYOR BRADFORD: Okay.

16 ANN TORKELSON: They're going to  
17 cost between 1,500 to \$2,000 for  
18 [unintelligible] because [unintelligible].

19 ~~You can see that [unintelligible] that based~~  
20 ~~feedback from builders [unintelligible]~~ <sup>that we expect the roof height to be</sup>  
21 ~~between these two locations.~~ And so in both  
22 cases coming to a pretty close to providing  
23 full coverage of the [unintelligible].

24 MAYOR BRADFORD: In your drawing  
25 you actually have both lines on a decrement?

1 site. But again, you know, excess inventory  
2 with some of those concerns. I do think some  
3 of the comments of what is the nature of the  
4 neighborhood are valid comments and concerns.  
5 One thing I guess I still really don't have a  
6 good feel for is with the pitch of the land  
7 and this very large structure, you know, if  
8 they move it up the hill and build it, it's  
9 going to be really tall, right? If they start  
10 right at the base and cut into the hill, it's  
11 not going to be very tall at all, might not  
12 even be as tall as the corn around it.

13 COUNCIL MEMBER BALLARD: Aren't  
14 they supposed to be cutting into the hill  
15 <sup>5 feet</sup> [unintelligible]?

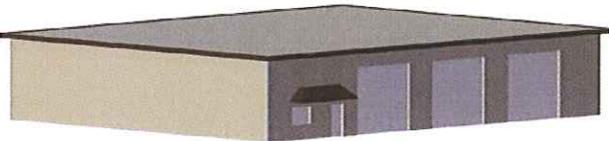
16 MAYOR BRADFORD: Right. But -- so  
17 what -- you know, what's the elevation been on  
18 the <sup>crow</sup> [unintelligible]?

19 ANN TORKELSON: I realize the  
20 public hearing isn't open, but I do have a  
21 drawing that might help just to show you based  
22 on the <sup>slope</sup> ~~scope~~ of that.

23 MAYOR BRADFORD: Okay.

24 ANN TORKELSON: Can I show it to  
25 you?

### Following Current Variance



18' Height

Dimensions:	70' X 90' X 18'
Roof / Frame Type:	Flat / Steel
Cubic Feet:	113,400
Personal Needs:	Met
Cost:	2 - 3 Times Planned Cost
Building Code:	No Concerns
Fit Surroundings:	No

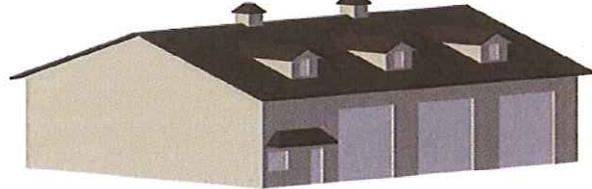
### Following Current Variance - Gable Roof Preference



18' Height

Dimensions:	60' X 80' X 18'
Roof / Frame Type:	Gable / Post Frame
Cubic Feet:	62,138
Personal Needs:	Door Height Not Met
Cost:	As Planned
Building Code:	Electrical / HVAC Limitations
Fit Surroundings:	Yes

### Requested Variance - Gable Roof Preference



28' 3" Height

Dimensions:	60' X 80' X 28' 3"
Roof / Frame Type:	Gable / Post Frame
Cubic Feet:	111,341
Personal Needs:	Met
Cost:	As Planned
Building Code:	No Concerns
Fit Surroundings:	Yes



12-13-2015

Mark & Ann Torkelson,

This letter is in regards to the heating system for your pole shed. As previously discussed, overhead radiant tube heat is a great option for your shop. It is about the only type of heat that makes sense with the equipment involved and efficiency. Your plan was for 2400 ft of heated space. We can accomplish this for you with one HL2 150 LP heater. It's two stage gas valve is excellent for fuel efficiency. It has both low and high fire. When used with a two stage thermostat, it can fire at low in milder conditions such as late fall and early spring when full high fire would not be needed. Radiant heat is excellent for machinery and vehicles, as it heats objects, and not the air.

Your questions concerning mounting height can be an issue. Rarely can we install these in a residential garage, it takes a special lower profile unit due to clearances to vehicles. If a radiant heater is not mounted at bare the minimum heights above a vehicle, it can definitely damage the painted surface of the roof. The model selected for you is attached. To give an example, I figured my truck into a basic design, not knowing exactly what your vehicle's specs are. My two year old F350 is 80 inches tall, according to the specs for it. The following is based off the attached specs. Please remember a standard half ton truck is only inches shorter than mine.

p

Truck height of	80"
Clearances from top of truck to heater	81"
Heater height approx.	12"
Clearances from top of heater to ceiling	10"
Total height	183" (15.25 ft)

A handwritten signature in black ink, appearing to read "Mark Torkelson", is located at the bottom left of the page.

✳ When installing the tube heater system, clearances to combustibles for the model tube heater and configuration must be maintained. Refer to Chart 1.1 below to determine the required distances for your model.

Chart 1.1 • Clearance to Combustibles in Inches (see Figure 1.1 for Mounting Angles)

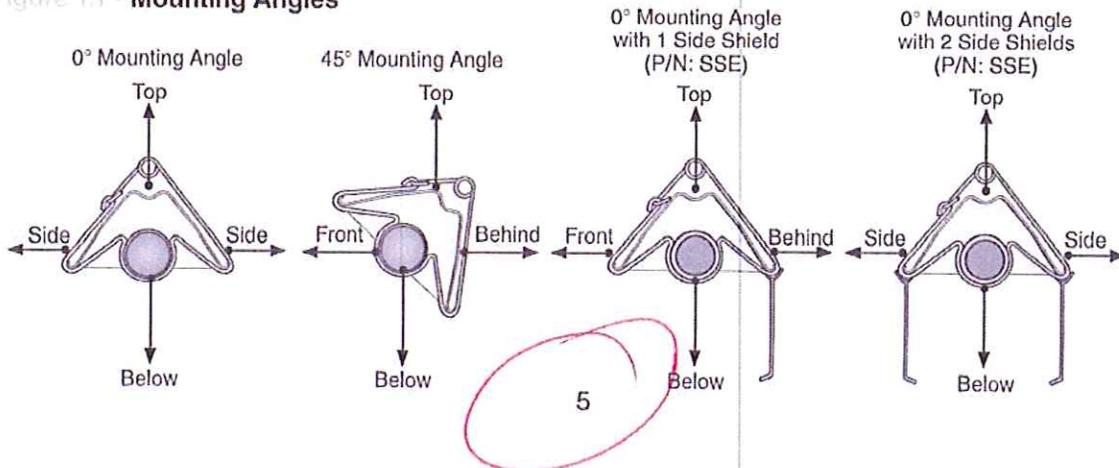
Model Number	Mounting Angle*	Sides			
		Front	Behind	Top	Below
HL2 (20, 30, 40) - (65, 75) [N, P]	0°	9	9	6	60
	45°	39	8	10	60
	0°	29	8	6	60
	with 1 side shield	9	9	6	60
	with 2 side shields	7	7	6	30
HL2 (20, 30, 40) - (80, 96, 100) [N, P]	0°	14	14	6	66
	45°	39	8	10	66
	0°	29	8	6	66
	with 1 side shield	16	16	6	66
	with 2 side shields	7	7	6	30
HL2 (30, 40, 50) - 125 [N, P]	0°	20	20	6	76
	45°	58	8	10	76
	0°	42	8	6	76
	with 1 side shield	20	20	6	76
	with 2 side shields	7	7	6	30
HL2 (40, 50, 60) - 150 [N, P]	0°	24	24	6	81
	45°	58	8	10	81
	0°	42	8	6	81
	with 1 side shield	23	23	6	81
	with 2 side shields	11	11	6	44
HL2 (40, 50, 60, 70) - 175 [N, P]	0°	34	34	6	92
	45°	63	8	10	92
	0°	50	8	6	92
	with 1 side shield	30	30	6	92
	with 2 side shields	11	11	6	44
HL2 (50, 60, 70) - 200 [N, P]	0°	41	41	6	94
	45°	63	8	10	94
	0°	54	8	6	94
	with 1 side shield	30	30	6	94
	with 2 side shields	11	11	6	44

\*Heaters mounted on an angle between 0° to 45° must maintain clearances posted for 0° or 45°; whichever is greater.

The stated clearance to combustibles represents a surface temperature of 90°F (32°C) above room temperature. Building materials with a low heat tolerance (such as plastics, vinyl siding, canvas, tri-ply, etc.) may be subject to degradation at lower temperatures. It is the installer's responsibility to assure that adjacent materials are protected from degradation.

*Track down Seals.*

Figure 1.1 • Mounting Angles



Attachment E



This map is neither a legally recorded map nor a survey and is not intended to be used as one. This map is a compilation of records, information and data located in various city, county, state and federal offices and other sources regarding the area shown, and is to be used for reference purposes only. The user of this map acknowledges that the City/County shall not be liable for any damages, and expressly waives all claims, and agrees to defend, indemnify, and hold harmless the City/County from any and all claims brought by the User, its employees or agents, or third parties which arise out of the User's access or use of data provided. Map Created: 9/4/2014



January 19, 2016

To Whom It May Concern,

I have recently viewed the home and the building site currently up for a height variance. I was very impressed in the placement of both the home and building site in addition to the winding approach to both incorporating a softer esthetic to the natural setting. In viewing the building site in question, it is apparent the Torkelsons have gone to great pains and expense to blend the building into the current sight line. They have planted large trees in an orderly staggered pattern at the top of the hill, closest to the abutting properties. They will also be planting the large evergreens on site just above this tree line. It is my understanding the building will also sit at an angle, which will be much more attractive for the abutting properties and the site in question. In my opinion, the development of the site plan in creating a large natural berm area and the planting of several trees will soften the architectural lines of the building and fit quite nicely with the surrounding properties. The neighborhood to the west of the property is a close knit community and the majority of the households have privacy due to large trees located on the Torkelson property. Many of the properties backing up to each other have also added large trees for privacy. The Torkelson's property has not only added several trees, but has contoured the site in a manner that allows for screening and additional landscaping.

On December 28, 2015 the property at 29 Zumbro Ridge Drive sold for \$234,000. The house went under contract in 11 days (see attached property data sheet). The sellers of this property had done some wonderful upgrades to the property, but with the average days on market in Mantorville for the last 6 months at 53 days and 88 days for the last year, this sale was in no way hindered by the Torkelson property, the current construction, or future accessory structure.

In conclusion, having been a realtor for 20 years working in and around the Rochester area, it is my opinion the construction of the building at 28' 3" height variance would be a wise decision. It would allow the building to be more functional and provide an attractive exterior that is quite fitting for the abutting properties. This property is an attractive addition to the City of Mantorville.

Sincerely,

**Jolene Dossdall**  
CRS, GRI, ABR, Realtor  
RE/MAX RESULTS  
[507-287-7751](tel:507-287-7751) direct  
[507-254-9700](tel:507-254-9700) cell  
[jolene@homesofrochester.com](mailto:jolene@homesofrochester.com)  
[www.homesofrochester.com](http://www.homesofrochester.com)



29 Zumbro Ridge Dr, Mantorville, MN 55955

4067182 Residential Closed \$234,000



Provided as a courtesy of  
**Jolene Dossdall, ABR, CRS, GRI**  
 RE/MAX Results - Rochester  
 4123 26th Street NW  
 Rochester, MN 55901  
 Office - (507) 287-7751  
 Mobile - (507) 254-9700  
 Voice - (507) 287-7751  
[jolene@homesofrochester.com](mailto:jolene@homesofrochester.com)  
<http://www.homesofrochester.com>



<b>MLS Code:</b>	5035 - SEMN	<b>Type of Property:</b>	Single Family Residence	<b>Owner is Agent:</b>	No
<b>Rental License:</b>	No	<b>In Foreclosure:</b>	No	<b>Potential Short Sale:</b>	No
<b>Lender Owned:</b>	No	<b>Fractional Ownership:</b>		<b>% Ownership:</b>	
<b>Association Fee:</b>	No				

<b>Total Bedrooms:</b>	3	<b>Total Bathrooms:</b>	2	<b>Full Baths:</b>	1
<b>3/4 Baths:</b>	1	<b>1/2 Baths:</b>	0	<b>1/4 Baths:</b>	0
<b>Finished Above Grade:</b>	1,174	<b>Finished Below Grade:</b>	950	<b>Total Flnsh'd SqFt:</b>	2,124
<b>3 Bdrms on One Flr:</b>	No	<b>Fireplace:</b>	Yes	<b># Fireplaces:</b>	1
<b>Stories/Levels:</b>	Tri-Level Split	<b>Style:</b>	Single Family	<b>Foundation Size:</b>	
<b>Year Built:</b>	1986	<b>Construction Status:</b>	Previously Owned	<b>Remodeled/Addition:</b>	Yes
<b>Garage Stalls:</b>	2	<b>Aprox Lot Dimensions:</b>	Irreg	<b>Waterfront Name:</b>	None
<b>Approx Nbr of Acres:</b>	0.79	<b>Waterfront:</b>	No	<b>Water Access:</b>	

<b>County:</b>	Dodge	<b>MLS Area:</b>		<b>Parcel Number:</b>	251760030
<b>Section #:</b>	20	<b>Township Name:</b>		<b>Township #:</b>	107
<b>Range #:</b>	16	<b>Cmplx/Dev/Sub Name:</b>		<b>Tax Classification:</b>	Homestead
<b>Tax Year:</b>	2015	<b>Tax Amount:</b>	2,640	<b>Assessments:</b>	No
<b>Assessment Balance:</b>	24	<b>Taxes w/Assessments:</b>	2,664	<b>School District:</b>	Kasson-Mantorville #204

**Directions:** From Hwy 57, south of Mantorville bridge, west on County Rd 12/617th St, north on Riverview Dr, east on Zumbro Ridge Dr, last house on right.  
**Public Remarks:** A Gem privately nestled away in historic Mantorville on a .79 acre lot. New shingles, deck, septic, furnace. Beautifully remodeled kitchen with oak mission style cabinets, stainless, granite, hardwood birch flooring. Huge family room with corner gas fireplace, built-in desk and wet bar, vaulted ceilings, lots of windows. Remodeled baths, newer windows, siding and gutters - You'll be impressed!  
**Legal Description:** SECT-20 TWP-107 RANGE-016 CAIN'S SUB-DIVISION LOT-001 BLOCK-002

**Miscellaneous:** DPR Eligible: No  
**Square Feet:** Above Ground SqFt: 1174; Main Floor SqFt: 484; Below Ground SqFt: 1144; Total SqFt: 2318  
**Basement Features:** Daylight/Lookout Wnd; Drainage System; Finished; Sump Basket  
**Basement Material:** Wood  
**Basement Style:** Crawl Space; Full; Partial  
**Air Conditioning:** Central  
**Amenities - Interior:** Bow/Bay Window; Cable; Ceiling Fan(s); Ceramic Tile; Dinette; Eat-in Kitchen; Fireplace Footings; Foyer; Hardwood Floors; Kitchen Center Islnd; Kitchen Vent; Kitchen Window; Master BR W/ Closet; Natural Woodwork; Open Staircase; Paneled Doors; Pantry; Tiled Floors; Vaulted Ceilings; Walk-in Closet; Washer/Dryer Hkups; Wet Bar  
**Construction Type:** Frame/Wood  
**Appliances:** Dishwasher; Exhaust Fan/Hood; Range/Stove; Refrigerator

**Exterior:** Brick; Steel  
**Bath Description:** 3/4 Basement; Main Floor Full Bath  
**Garage Type:** Attached; Garage SqFt: 528  
**Dining:** Breakfast Bar; Combine with Kitchen; Eat-in Kitchen; Informal Dining Room; Open Floor Plan  
**Roof:** Asphalt Shingles  
**Fireplace Type:** Gas  
**Amenities - Exterior:** Brick/Stone Accent; Deck; Driveway - Concrete; Driveway - Gravel; Garage Door Opener; Panoramic View; Patio  
**Fuel:** Natural Gas  
**Heat:** Forced Air

**Mechanicals:** Water Heater - Gas; Water Softener - Own  
**Road Frontage:** City; Paved  
**Sewer:** Private  
**Water:** Shared  
**Lot/Land Description:** Irregular Lot; Tree Coverage-Medium  
**Terms:** Cash; Conventional; DVA; FHA  
**Special Search:** Main Floor Laundry: No  
**Financing:** Conventional  
**Sold Info:** Amount of Concession: 0; Type of Sale: None

Room Name	Room Level	Length	Width	Room Remarks	Room Name	Room Level	Length	Width	Room Remarks
Kitchen	Main	9	13	Mission cabinets, granite,	Foyer	Main	7	7	hardwood floors, access to

Dining Room	Main	9	10	stainless door to deck, birch floors	Bedroom 2	Upper	14	10	garage ceiling fan, organized large closet
Family Room	Basement	17	13	wet bar, built-in desk, open to addition	Bedroom 1	Upper	14	10	ceiling fan, pocket door to W/I closet
Family Room	Basement	25	14	addition, corner FP, vaulted ceiling	Living Room	Upper	17	12	bow window, beautiful views
Bath	Basement	4	9	3/4, shower, tile	Bath	Upper	4.5	9	remodeled, granite, tile, 33" tall vanity
Bedroom 3	Basement	12	11	large closet, window, shelving					
<b>Geo Lat:</b>			0		<b>Geo Lon:</b>			-0	
<b>Days On Market:</b>	18			<b>List Price:</b>	234,000			<b>Original List Price:</b>	234,900
<b>Sold Date:</b>	12/28/2015			<b>Sold Price:</b>	234,000			<b>Auction:</b>	No

Information is deemed to be reliable, but is not guaranteed. © 2016 MLS and FBS. Prepared by Jolene Dosdall on Wednesday, January 20, 2016 11:36 AM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.