

# Michael Meagher Realty

---

Michael Meagher, Broker - Cell 320-250-5391  
Andy Meagher, Agent - Cell 612-655-3340  
22963 Tri Co Rd  
Paynesville, MN 56362  
Telephone: 320-276-8211  
Fax: 320-276-8681  
www.michaelmeagherrealty.com

Property Information Sheet - Information deemed to be reliable but NOT guaranteed

**446 7th Ave N**

**Cold Spring, MN 56320**

**Price: \$137,500**

Bedrooms: 3, Baths: 2

## About the Property

Nice clean and move in ready rambler home! Home features a kitchen/dining room with custom cabinets, living room, 2 bedrooms, laundry (or 3rd bedroom) and a full bath all on the main floor. The lower level has a large finished storage room (4th bedroom option-needs egress window), bath with shower, fruit cellar, rest is open non-finished. Other features include the large 24x28 garage, additional 12x13 utility building, concrete drive. Home has maintenance free steel siding, lots of storage, cedar closet, oak hardwood floors and more. All appliances stay with the home including the washer and dryer. Huge beautiful corner lot with nice shade trees in a great neighborhood located near the Rocori schools. Call today for your showing!

## Lower Level

- Finished Storage - 16x10'6
- Bath - 7'6x5'6
- Fruit Cellar - 9'6x9'6

## Main Level

- Kitchen/Dining - 18'6x8
- Living - 20x11'6
- Bedroom - 13x12
- Bedroom - 12'6x10
- Bath - 9'6x6'6
- Laundry - 9'6x9

## Property Highlights

- Move In Ready
- Huge Cornet Lot
- Maintenance Free Exterior
- Main Floor Laundry
- Great Location
- Immediate Availability









