

**11041 Perry Avenue N, Champlin, MN 55316-3543**



**TAX INFORMATION**

Property ID: **H3312021440023**  
Tax Year: **2007**  
Tax Amt: **\$2,090**  
Assess Bal: **\$31**  
Tax w/assess: **\$2,121**  
Assess Pend: **Yes**  
Homestead: **Yes**

Status: **Sold**

List Price: **\$224,900**

**Sold Price: \$220,000**

Year Built: **1972**  
Bedrooms: **3** List Agt is Owner?: **No**  
Total Baths: **2** Lake/WF:  
Garage: **2.00** Lake/WF Name:

Map Page: **63** Map Coord: **E3**  
Directions: **West River Road or Noble Parkway to West on Perry Ave. Home will be on the right.**

MLS Area: **366 - Champlin**  
Style: **(SF) One Story**

Const Status: **Previously Owned**  
Fire #:

Above Ground Finished SqFt: **1,272** Foundation Size: **1,056** Acres: **0.34**  
Below Ground Finished SqFt: **704** Total Finished SqFt: **1,976** Lot Size: **125x120**  
Off Market Date: **10/01/2007** Date Closed: **11/19/07**  
Projected Close Date: **11/19/07**

Legal Description: **Lot 2 block 1 Nygaard addition**

County: **Hennepin**

School District: **11 - Anoka-Hennepin, 763-506-1000**

Complex/Dev/Sub: **Nygaard**

Common Wall: **No**

Restrictions/Covts:

Lot Description: **City Bus (w/in 6 blks), Tree Coverage - He**

Public Remarks: **Spotless rambler with new bath in LL, new carpet, new paint and a great 3 season porch. The kitchen has been remodeled with new cabinets, dishwasher, mic, and countertops. Over sized 2 car garage, new siding, and very nice landscaping. Home warranty.**

Room	Level	Dimen	Other Rooms	Level	Dimen	
Living Rm	Main	12x18	Porch	Main	12x17	Heat: <b>Forced Air</b>
Dining Rm	Main	11x13	Den	Basement	11x12	Fuel: <b>Natural Gas</b>
Family Rm	Basement	11x35				Air Cnd: <b>Central</b>
Kitchen	Main	7x12				Water: <b>City Water - Connected, Well</b>
Bedroom 1	Main	11x12				Sewer: <b>City Sewer - Connected</b>
Bedroom 2	Main	10x12				Garage Stalls: <b>2</b>
Bedroom 3	Main	10x10				Other Parking:
Bedroom 4						Pool:
			<b>Bathrooms</b>			
			Total: <b>2</b>	3/4: <b>1</b>	1/4: <b>0</b>	
			Full: <b>1</b>	1/2: <b>0</b>		

Bath Description: **Main Floor Full Bath**

Dining Room Desc: **Informal Dining Room**

Family Room Char: **Family Room, Lower Level**

Fireplaces: **0** Fireplace Characteristics:

Appliances: **Dishwasher, Dryer, Microwave, Range, Refrigerator, Washer, Water Softener - Owned**

Basement: **Finished (Livable), Full** Exterior: **Metal/Vinyl**

Roof: **Age Over 8 Years, Asphalt Shingles, Pitched** Fencing: **None**

Amenities-Unit: **Deck, Kitchen Window, Natural Woodwork, Patio, Security System, Tiled Floors, Washer/Dryer Hookup**

Parking Char: **Detached Garage, Driveway - Asphalt, Garage Door Opener**

Special Search: **3 BR on One Level**

Report Prepared By: **Gregg J. Katzenmaier 651-433-1393**