

Price is
reduced by
\$14,000!

HOUSE FOR SALE

5815 47th Avenue NW, Rochester MN 55901

~~\$209,000~~-\$195,000 OBO

<http://www.wanglab.com> 1-800-880-9916 house@wanglab.com Fax: 507-252-1083



Stunning 1999 4-bedroom 2-full-bathroom house with 2-tiered gas fireplace and 2-car attached garage in the White Oaks subdivision of North Parks Area, Northwest Rochester. Landscaped, great neighborhood, quiet street, 2 blocks from City Park and Douglas Trail; close to IBM and Mayo; convenient to shopping, school, parks, trails, and everything; walking distance to new school; easy access to highway 52 and county 22. Bay window, big 10x18 covered front porch, and 12x12 back deck with stairs. Two master bedrooms each with his and her closets, each master suite has direct access to its full bathroom. Oak trim throughout the whole house. Open design, 10x8 foyer, cathedral/vaulted ceiling, living room, dining area, ceiling fan, patio door to deck, modern kitchen with center island, pantry, outside vented fan. Beautiful double-tiered gas fireplace, huge 24x15 family and media room with 12 dimmable track lights. Big linen closet. Builder finished basement; never leak. Cable and phone lines to all 4 bedrooms, family room, living room, and kitchen. All appliances included water softener, central air, washer and dryer, smooth top stove, food disposal, dish washer, side-by-side refrigerator and ice maker. <http://www.wanglab.com> for more information. Only 1 owner. Buyer agent welcome. Immediate possession. Call **1-800-880-9916** or email house@wanglab.com for showing.

Price is reduced by \$14, 000 for quick sell! Now only \$195,000 OBO

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4 bedrooms, 2 master suites with his and her closets	All levels finished professionally by builder	Big 10x18 front covered porch oriented southeast
2 full bathrooms with showers and big tubs	Huge 24x15 family and media room with 12 track lights	12x12 deck with stairs, big flat backyard , garden shed included
2-tiered gas fireplace	Foyer, open design, big living space	Close to Douglas trail, city parks, IBM, Mayo
2 master suites each with direct access to full bathrooms, each with his and her closets	Kitchen with center island, vent out, pantry, food disposal, breakfast bar, big dining-in space	City water, city sewer, residential zoning, 62x111 lot, efficient heating and cooling, 2000sf finished
Oak trim and cabinets	Cathedral/vaulted ceilings	Big hallway linen closet
2 car attached garage with 2 remote openers	Big dining area with fan/lights and patio door	All appliances included washer/dryer, softener

