



Steffes Group, Inc.

24400 MN Hwy 22 S, Litchfield, MN 55355

Ashley Huhn MN47-002, Eric Gabrielson MN47-006,

Scott Steffes MN14-51 | 320.693.9371 | SteffesGroup.com

HOME

The house is 30'0" x 56'0" and 1,680 sq. feet. It includes 3 bedrooms, 2-1/2 baths, laundry room, dining room and kitchen with vaulted ceilings, accommodation for attached garage. All building and energy code inspections have been completed by the State of Minnesota. John Spanos has been the Litchfield's Senior High Technology teacher for over 22 years and this will be the 17th home built by LHS students. All framing materials were purchased from LBC Lumber, plumbing & HVAC work was done by Ricks Plumbing & Heating, D&F Electric provided the electrical work, and LBC blew in the attic insulation.



TIMED ONLINE New Home Auction



INDEPENDENT SCHOOL DISTRICT 465, OWNER

John Spanos, Instructor
320.693.7724 home
320.310.7517 cell
jspanos@isd465.org

**Complete Terms,
Registration, Lot Listing, and
Photos at SteffesGroup.com**

HOME FEATURES

FLOOR SYSTEM: Silent Floor Truss System; 12" engineered I joists; full width 30'0"; 3/4" tongue and groove C band plywood, glued and ringshank nailed.

WALLS: 2"x6" fiberglass insulated; 1/2 OSB sheathing; house wrap; 1/2" sheetrock, vapor barrier.

ROOF SYSTEM: Energy Truss rafter system, energy heel, flat and vaulted types, sheetrock, vapor barrier, 18" blown in fiberglass insulation in attic.

HOUSE EXTERIOR: Maintenance-free vinyl lap siding in natural clay color; metal vented soffits and fascia; Thermo-Tech vinyl clad double glazed high performance glass casement type windows with built-in grids; insulated metal doors; front door with design glass; lifetime laminated shingles; full length ridge vent, 6' patio door.

ELECTRICAL & PLUMBING: Completely installed outlets; ceiling lights; LED kitchen lights, TV, and video outlets in each room; smoke detectors, carbon monoxide detector, ceiling fans and bathroom vents. 100 amp sub service panel. All rough in plumbing complete. Sinks, tubs, showers, toilet, faucets, and drains installed. Recessed lights in kitchen and living rooms. All electrical circuits are inspected by a State of Minnesota electrical inspector.

INTERIOR ITEMS: All walls are textured, primed white. Ceilings are knock down textured white. Kitchen cabinets, vanities, millwork, and doors are stained light oak. All doors are of the six panel type, hinged or bi-fold. Walk-in clothes closets have clothes pole and shelves in each, other closets are shelved.

TERMS AND CONDITIONS: \$5,000.00 down payment upon signing Purchase Agreement on auction day with balance due before moving or August 31, 2016; whichever arrives first. This is a 5% Buyer's Premium Auction! Successful bidder will receive packet of all necessary prints, warranties, and inspection records. If home is not moved by August 31, 2016 the down payment will be forfeited and a moving charge will apply. Purchaser must have fire, wind, storm and casualty insurance after obtaining the winning bid.

OPENS:
Mon., June 13
CLOSES:
Tue., June 21

PREVIEW
June 9, from
11AM-1PM &
4PM-6PM or by
appointment.

LOADOUT
House must be
moved by August
31st, 2016 or down
payment will be
forfeited and a
moving charge will
apply.

Location | Litchfield High School
901 North Gilman Ave, Litchfield, MN
Complete terms, lot listings
& photos visit SteffesGroup.com