



**Team Baxter**  
 Let's Get it **SOLD!**  
[jackie@twincityhomesales.com](mailto:jackie@twincityhomesales.com)  
 Ph: 651-335-9125  
 Cell: 651-335-9125

**Property Full w/ Map**

116 Timberwolf Court, Mankato, MN 56001-6572

**Single Family**  
**(SF) Single Family**

List #: **6643897**  
 Status: **Coming Soon**  
**01/05/25**

List Price: **\$350,000**  
 Orig List Pr: **\$350,000**



Map Coordinate: **999/A1**  
 Directions: **Monks Ave to E on Timberwolf Dr, R on Timberwolf Ct to home on Right.**

Property ID: [R010929107014](#)  
 Year Built: **2010**

Stories: **Split Entry (Bi-Level)**  
 Constr Status: **Previously Owned**  
 Foundation Sz: **1,300**  
 Foundation Dim:   
 Abv Grd Fin SF: **1,300**  
 Bel Grd Fin SF: **1,053**  
 Total Fin SF: **2,353**  
 School Dist: [77 - Mankato \(\)](#)

Acres/Sqft: **0.173/7,536**  
 Lot Size: **65x116**  
 List Date: **01/01/2025**  
 Rcvd by MLS: **01/01/2025**

Total Bed/Bath: **5/2**  
 Garage Stalls: **3**  
 Tax Year: **2024**  
 Tax Amount: **\$3,690**  
 Tax Assess Bal: **\$0**  
 Tax w/ Assess: **\$3,710**  
 Tax Assess PND: **Unknown**  
 Homestead: **Yes**  
 Year/Seasonal: **Yearly**

County: **Blue Earth**  
 Postal City: **Mankato**  
[DOM:](#)  
[CDOM:/PDOM:](#)

**General Information**

Legal Desc: **TIMBERWOLF MEADOWS SUBDIVISION 005 001 00**  
 Land Lease?: **No** Rental License:  
 Fract Ownr: **No**  
 Manufactured: **No** Common Wall: **No** Fire #:   
 Comp/Dev/Sub: **Timberwolf Meadows Sub** Insur Fee: **\$0**  
 Assc Mgmt Comp:  Phone:  Assc Fee: **\$0**  
 Road Frontage: **City, Cul De Sac, Paved Streets, Sidewalks** Pasture:   
 Rd Responsible: **Public Maintained Road** Tillable:   
 Zoning: **Residential-Single Family** Wooded:   
 Power Company: **Xcel Energy** Taxable:   
 Accessibility: **None**

**Remarks**

Agent: **All offers must accompany a completed offer summary, Seller's Disclosures Alternatives and Buyer AS IS Addendum, from the supplements. E-mail offers to Sales@TwinCityHomeSales.com. Any inspection period will be a total of 6 days max. Make sure doors are locked & send feedback, please. Information deemed reliable but not guaranteed. If you have further questions, please call Jackie @ 651-335-9125 or Bart @ 651-334-6326.**  
 Public: **Open concept with a vaulted ceiling and a walkout lower level. Spacious 5 bedroom home located in a cul-de-sac street. Owner's suite with private bath. Third bathroom rough-in in lower level. Three bedrooms up, two bedrooms down. 6 panel oak doors on main level. 3 car garage & concrete driveway. Close to MSU college, elementary school, parks and walking paths, etc.**

**Structure Information**

Room	Level	Dimen	Bedrooms	5	Heat:	Forced Air
Living Room	Main	15x14			Fuel:	Natural Gas
Kitchen	Main	12x18			Air Cond:	Central
Bedroom 1	Main	11x12			Water:	City Water/Connected
			Total: <b>2</b>	3/4: <b>0</b>	Sewer:	City Sewer/Connected
			Full: <b>2</b>	1/2: <b>0</b>		



**Property Full w/ Map**

Bedroom 2	Main	10x12.2	Bath Desc: <b>Full Primary, Main Floor Full Bath, Private Primary, Rough In</b>	Electric: <b>200+ Amp Service, Circuit Breakers</b>
Bedroom 3	Main	11x11.5		Garage Stls: <b>3</b>
Bedroom 4	Lower	12x12.5		Garage SF: <b>640</b>
Bedroom 5	Lower	10.7x14		Gar Dr Size: <b>7x16</b>
Family Room	Lower	28.7x16	<b>Finished SqFt</b>	Pool: <b>None</b>
Deck	Main	12x12	Abv Gd: <b>1,300</b>	
			Blw Gd: <b>1,053</b>	
			<b>Total: 2,353</b>	
			<b>Total SqFt</b>	
			Abv Gd: <b>1,300</b>	
			Main Fl: <b>1,300</b>	
			Blw Gd: <b>1,300</b>	
			<b>Total: 2,600</b>	

**Features**

Special Search:	<b>3 BR on One Level, Main Floor Bedroom, Main Floor Primary</b>
Dining Room Desc:	<b>Breakfast Bar, Eat In Kitchen, Kitchen/Dining Room</b>
Family Room Char:	<b>Family Room, Lower Level</b>
Fireplaces:	<b>0</b>
Appliances:	<b>Dryer, Electric Water Heater, Freezer, Microwave, Range, Refrigerator, Washer</b>
Basement:	<b>Concrete Block, Daylight/Lookout Windows, Drain Tiled, Finished (Livable), Full, Partial Finished, Sump Pump, Walkout</b>
Constr Materials:	<b>Block, Frame</b> Exterior: <b>Brick/Stone, Metal, Vinyl</b>
Roof:	<b>Age Over 8 Years, Asphalt Shingles, Pitched</b>
Amenities-Unit:	<b>Ceiling Fan(s), Deck, Kitchen Center Island, Kitchen Window, Main Floor Primary Bedroom, Natural Woodwork, Paneled Doors, Vaulted Ceiling(s), Walk-In Closet</b>
Parking Char:	<b>Attached Garage, Driveway - Concrete</b>

**Financial**

List Type:	<b>Exclusive Right</b>	Lockbox Type:	<b>None</b>	Lockbox Source:
Sellers Terms:	<b>ARM/GPM, Cash, Conventional, FHA, VA</b>	Listing Conditions:	<b>Standard</b>	
Assume Loan:				

**Agent/Office Information**

Listing Agent:	<a href="#"><b>Jackie C. Baxter, GRI 651-335-9125</b></a>	Appointments:	<a href="#"><b>ShowingTime</b></a>
Listing Office:	<a href="#"><b>RE/MAX Professionals</b></a>	Appoint Phone:	<b>800-746-9464</b>
CoList Agent:	<a href="#"><b>Bart W. Baxter, GRI 651-334-6326</b></a>	Office Phone:	<b>651-439-2222</b>
CoList Office:	<a href="#"><b>Professional Support Services</b></a>	Office Phone:	<b>651-209-3960</b>

MLS #: **6643897** [116 Timberwolf Ct, Mankato, MN 56001-6572](#)