

PROPERTY FEATURE SUPPLEMENT

1244 Lone Stone Court SE • Chatfield, Minnesota 55923

QUICK FACTS

Year Built	2013	Style	Ranch / Rambler with Walkout
Bedrooms	4	Bathrooms	2 Full
Finished Sq Ft	Approx. 2,400	Lot Size	0.23 acres (80' × 125')
Garage	3-Car Attached (816 SF)	2026 Taxes	\$5,860
Water / Sewer	City Water & Sewer	School District	Chatfield Public Schools (#227)
HOA	None	Parcel ID	R 26.0690.000

EXTERIOR & CURB APPEAL

This home offers excellent curb appeal with its clean gray steel siding, attractive landscaping, and well-maintained exterior. The property sits on a quiet cul-de-sac in the Lone Stone Third Subdivision, providing both privacy and convenient access.

- **Great curb appeal** – attractive front elevation and landscaping
- **Front yard fenced with gate** – secure and defined entry
- **Fully fenced backyard** – private outdoor space ideal for children, pets, and entertaining
- Maintenance-free deck with walkout from lower level
- Playground equipment in the backyard
- Mature trees and open views of surrounding fields and countryside
- Concrete driveway and 3-car attached garage
- Steel siding and asphalt-shingle roof (approx. 13 years old)

INTERIOR HIGHLIGHTS

The open main-level floor plan features hardwood flooring, a functional kitchen with center island and stainless-steel appliances, and comfortable living spaces. The primary bedroom includes a walk-in closet. The fully finished lower level expands the living area with a large family room that walks out to the deck and yard.

- **All interior lights are on rheostats (dimmers)** – adjustable ambient lighting throughout
- **Ceiling fans** installed in key living areas for comfort and air circulation
- Open-concept main level with hardwood floors
- Kitchen with island, stainless appliances, and ample cabinetry
- Primary bedroom with walk-in closet
- Three bedrooms on the main level + one bedroom in the lower level
- Two full bathrooms
- Finished walkout lower-level family room
- Central air conditioning and forced-air natural gas heat
- Owned water softener

LOCATION & SCHOOLS

Located in Chatfield, Minnesota, this home sits in a desirable residential neighborhood with easy access to local amenities while still enjoying the peaceful feel of surrounding farmland and open space. The property is served by the highly regarded **Chatfield Public Schools (Independent School District #227)**.

Chatfield offers a small-town atmosphere with strong community values, convenient services, and a welcoming environment for families. The home is positioned near the edge of the subdivision with attractive views and a quiet setting at the end of the cul-de-sac.

ADDITIONAL NOTES

- No homeowners association (HOA)
- Public road with city maintenance
- City water and city sewer (no private well or septic system)
- Flood Zone X (outside the 100- and 500-year floodplains)
- Landscape retaining wall added in 2023
- Seller's Property Disclosure Statement available upon request

Presented by

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