



MLS 6231410 Residential

**\$299,900**

2,496 sq ft  
4 bedrooms  
2 baths

3014 Rynders Court  
Bemidji MN 56601

Status: Closed

**Description:**

This home, that's only ever had one owner, is the one you've been looking for! It offers a large space at an affordable price in a fantastic location! Built with ICF construction from foundation to roof and a geothermal heat pump for heating and cooling, you will have only one low utility bill, while staying nice and warm in the winter and cool in the summer! Located near schools, shopping, the medical center, and the airport, you won't find a better location. The inside of the home features 4 nice-sized bedrooms, 2 large bathrooms, beautiful maple cabinetry, and two living areas. Outside on the property, you will enjoy the towering pine trees on your beautifully landscaped lot while sitting on the private backyard deck! Schedule your showing on this one as soon as you can!

**Additional Details:**

Year Built	1997
Lot Acres	1.03
Lot Dimensions	140x300
Garage Stalls	2
School District	31
Taxes	\$2,849
Taxes with Assessments	\$3,504
Tax Year	2022

**Additional Features:**

**Fuel:** Electric **Heat:** Geothermal, Heat Pump

**Driving Directions:**

From downtown Bemidji, west on 5th Street (AKA Division Street) and continue under Hwy 2. North (right) on Adams Ave NW. Right (east) onto Fox Dr NW and continue on Fox Dr as it curve north. Left (east) onto Rynders Ct NW.



Listed By:  
Coldwell Banker Crown Realtors

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**Call Affinity Real Estate**

**218-237-3333**

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**Affinity Real Estate - 600 Park Avenue South - Park Rapids MN 56470**





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## Dear Future Home Owners...

Dear Future Owners of 3014 Rynders Court, July 7, 2022

Welcome to your new home! We have lived in this home for 25 years, raised our family here and have enjoyed many good times with neighbors and friends. We know you will love living here too.

When this home was built, the construction method and heating/cooling system we chose was new. The ICF (Insulated Concrete Forms) were more typically used in basements, but our home was built foundation to roof using this method. This created a very tight envelope, which requires an air exchanger to constantly provide fresh air to the home. Because of this the air quality has always been great. We also installed a closed-loop geothermal heat pump. This provides heat in the winter and air conditioning in the summer. The home is completely electric, so there is only one utility bill per month.

We have enjoyed the large one acre lot and the decks. Our children had a magical forest to play in, which often included the cul de sac and neighboring empty lots. The neighborhood is friendly and peaceful, yet close to town and schools. We hosted many events both in our open plan house, on the large back deck and around our fire ring. The small deck off of the dining area is a perfect spot for a quiet morning cup of coffee.

We added an addition to the home in 2005. This created a large master bedroom upstairs and a mudroom/extra room downstairs. We were able to host exchange students with the extra space. Our children also used the extra room often as a game room and sleeper space. We were happy to be able to host and supervise.

We found lots of joy here. It has been a home filled with friendship, good times, family gatherings and celebrations. It is time for us to move to a smaller home, and give a new family the opportunity to enjoy all the blessings that living at 3014 Rynders Court has to offer. We wish you all the best!

Home is where memories are made

Lisa and Martin Graefe



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