

# HALLER REALTY

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- Serving Central MN Area for over 27 years
- St. Cloud & Mpls MLS

Call today for a free price analysis!



Roger Haller, Broker/Owner  
Cell 267-8066

John Haller  
267-1967

Kyle Haller  
320-266-4567

Larry Anderson  
253-5208

Louie Jullie  
320-241-0624

Carin Becker  
356-9461

Skip Halverson  
320-761-1303

Jackie Hansen  
761-1183

Carol Hurrel  
251-5058

Dale Okland  
250-8381

### CONVENIENT LOCATION



Attention first time home buyers or investors: this turn of the century home is conveniently located offering 4 BR, 2 BA, spacious-formal dining, gas FP, upper lvl family/living area, covered front porch & more. Updates incl. electric, newer plumbing, deck, roof, paint & windows on the MF. **\$123,900**

www.SkipHalverson.com

### ELK LAKE



Wonderful vintage cabin with 125' of wooded lake frontage on Elk Lake only minutes from Hwy 10. Features a lg front porch that nearly sits on top of the water, porch area, & a storage shed. Good fishing lake with access to the Elk River & just 45 min. west of the Twin Cities. **\$199,900**

www.RogerHallerRealty.com

### 2%/1% INTEREST RATE BUY-DOWN!



Save up to \$231/mo on your first 12 months & \$119/mo on your second 12 months on this 3-4 BR, 2BA 2600 FSF ranch house in North St. Cloud w/HW flrs & sun room w/hot tub. That's a savings of nearly \$4200 over your first 2 years! **\$189,900**

www.KyleHaller.com

### 2%/1% INTEREST RATE BUY-DOWN!



Save up to \$207/mo on your first 12 months & \$106/mo on your second 12 months on this 3 BR, bi-level house in Sauk Rapids w/a park in back. That's a savings of nearly \$3700 over your first 2 years! **\$169,900**

Offer valid on 2/1 buy-down promotion eligible products through March 31, 2006 when you buy this home with Kyle Haller of Haller Realty & finance it with Matt Kemers of Envision Lending, LLC. Payment is discounted 2% less than note rate & 1% less than note rate the second year. Note rate is paid for third year & proceeding years. Borrower must qualify for select products. Offer valid only on select properties.

www.KyleHaller.com

### 1 1/2 STORY IN N. ST. CLOUD



Great start for a new year! 3 Bedroom, 1 1/2 - 1 3/4 story home in nice northside location. Newer vinyl windows, 3 season porch, Lennox furnace, & updated bedroom. Currently licensed as a rental. Very affordable. Check it out! **\$109,900**

### MAKE AN OFFER



Excellent location with this 3 BR, 1-1/2 story home on a lg wooded, dbl city lot. House is in good condition, ready to be moved into & has an oversized 1-stall gar. w/workbench. Upper level area could be used as a FR or studio. Immediate possession! **NOW \$134,900**

www.SkipHalverson.com

### OUTDOORSMAN'S PARADISE



This 2BR, 2BA log cabin in Rice, nestled into majestic pine trees, is a dream come true for any outdoor enthusiast. Features a great room w/vaulted ceiling, ceramic tile throughout, 2 FPs, upper lvl loft, WO patio on LL, deck w/hot tub, 10x14 storage shed, & htd/insulated gar. 3rd BR needs an egress window. Newer roof, carpet, & heating/cooling. Possible bed & breakfast/retreat. **\$234,900**

www.KyleHaller.com

### DON GIRTZ CONSTRUCTION



Attractive rambler under construction in Hunter Lake Bluffs. Steel siding, brick trim with shake accent. Built on a wonderful walk-out lot, 3 MF bedrooms, Master suite, MF laundry, & living room with gas FP. Spacious kitchen with custom cabinets, center island, and pantry. **\$259,900**

www.RogerHallerRealty.com

### 1 ACRE, SHOP & CREEK



Hard to find 4-lvl in excellent condition on nearly an acre w/Mayhew Creek on the backside of the lot. Home offers HW flrs, gas F.P., spacious kit. pantry, WO LL & main lvl, 3-same flr BRs & man's dream - a 33x26 det. shop/gar. w/wheat, AC, phone, cable, cabinets & loft organized for storage. Immediate possession! **\$299,900**

www.SkipHalverson.com

### GREYSTONE GOLF COURSE



This executive WO ranch features 4 BR, 3 BA, 4600 FSF, panoramic view of golf course, open flr plan w/granite counter tops & black walnut flrs, a den, 2 FPs, billiard entertainment area w/wet bar & surround sound throughout, all on a lg cul-de-sac lot. Gar. & bsmt have radiant in-flr heat. Exceptional architectural design! Deeded access to Big Sauk Lake & discounted golf membership to Greystone Golf Course. **\$785,000**

www.SkipHalverson.com

### GREYSTONE GOLF COURSE



New 4 BR, 4 BA, 5600 FSF Custom blt home w/a panoramic view of the golf course has an open flr plan w/granite counter tops, 3 FPs, surround sound throughout, private MBA w/a gorgeous view, lg WIC, Secluded den, huge rec rm in LL, black walnut flrs, spacious porch & deck, & billiards area w/ wet bar, all on an ac. lot, blt w/exceptional architectural design. Gar. & bsmt have radiant in-flr heat. Deeded access to Big Sauk Lake & discounted golf membership to Greystone Golf Course. **\$899,900**

www.SkipHalverson.com

### BIG SAUK LAKE



This 5+ BR, 6 BA 2-story offers 6,000 FSF, 3 FPs - one of which is 2-sided facing MBR & mstr jacuzzi tub, granite counter tops, black walnut flrs & panoramic picture window views of the lake. Surround sound throughout, an exercise rm, a study, a hearth rm, billiards area w/a full wet bar, cathedral ceilings, multi-lvl 6 car gar. w/radiant in-flr heat in the bsmt, & an entire home theatre cinema w/all the components & projection screen. All on a 1.3 ac lot w/188 ft of lake shore. **\$1,650,725**

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