

# FIRST REALTY OF ST. JAMES 507.375.3205

510 FIRST AVENUE SOUTH,  
ST. JAMES, MINNESOTA 56081



**814 3rd Avenue South, St. James**

**\$75,900**  
**PRICE REDUCED**

### *Property Details*

- ❖ **Type:** 2 Story
- ❖ **Age Built:** 1916
- ❖ **Lot Size:** 80 x 150
- ❖ **Bedrooms:** 4
- ❖ **Bathrooms:** 2
- ❖ **Garage:** Yes
- ❖ **Heating:** Natural Gas
- ❖ **Central Air:** Wall Unit
- ❖ **Water Heater:** Gas
- ❖ **Water Softener:** Yes -own
- ❖ **Well:** No
- ❖ **Electric Service:** 100 Amp
- ❖ **Roof:** Asphalt/Shingles
- ❖ **Exterior:** Vinyl Siding

### *Features:*

- ❖ Completely Remodeled in 2008-2009
- ❖ Laminated Flooring
- ❖ New Carpet
- ❖ New Windows
- ❖ Washer and Dryer come with the house

This property is owned by Norwhit LLC. Owner is Vaughn Nordhausen, a Minnesota Licensed Realtor.

This information is believed to be correct, but we are not responsible for errors.

### *Room Sizes*

#### ***FIRST FLOOR***

- ❖ **Kitchen:** 12 x 9.5
- ❖ **Living room:** 15 x 15
- ❖ **Dining room:** 8.6 x 9.6
- ❖ **Bedroom:** 14 x 13.6
- ❖ **Bedroom:** 12 x 13.6
- ❖ **Bathroom:** 10 x 6
- ❖ **Laundry Room:** 7.6 x 5.6
- ❖ **Front Entry:** 5 x 5.5
- ❖ **1st floor sq ft:** 1108
- ❖ **Basement sq ft:** 900-950

#### ***Costs***

- ❖ Property taxes: \$
- ❖ Special Assess: \$
- ❖ Utilities: \$/month

### ***Room Sizes***

#### ***SECOND FLOOR***

- ❖ **Living room:** 13 x 12
- ❖ **Dining room:** 8.6 x 9.6
- ❖ **Bedroom:** 14 x 13.6
- ❖ **Bedroom:** 12 x 13.6
- ❖ **Bathroom:** Yes
- ❖ **4 Season Porch:** 13 x 8
- ❖ **Front Entry:** 5 x 5.5
- ❖ **2nd floor sq ft:** 1108
- ❖ **Basement sq ft:** 900-950

#### ***Costs***

- ❖ Property taxes: \$
- ❖ Special Assess: \$
- ❖ Utilities: \$/month

### ***Features:***

- ❖ Oak Cabinets
- ❖ Stove, Oven and oven hood
- ❖ Natural Gas Heating
- ❖ Four Season porch
- ❖ New carpet was put in the bedroom in 2018
- ❖ Laminated flooring

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