



PRICE: \$159,900

202 First Avenue South
St James, Minnesota 56081
507-375-3205

www.firstrealtyofstj.com



Address: 400 Eighth Ave N, Saint James, MN 56081
Owner: Derrick R. Madison
Brief Legal Desc: ARMSTRONG'S PARK ADDITION BLOCK-007 W50' OF LOTS 10-12

Type:	1.25	Front Entry:	4' x 4'	Heating System:	Forced Air
Age of Home:	1941	Baths:		Heat Budget	50.00 monthly
Lot Size:	49' x 159'	Full:	(1) 3' x 7'	Water Heater:	50 gallon
Current Taxes:	\$827.00			Well:	No
Spec Assessments:	\$35.00	Kitchen:	9.6' x 17'	Electric Service:	120 AMP
1st Floor Sq. Ftg:	708	Cabinets	Oak	Garage:	25' x 30'
2nd Floor Sq. Ftg:	285	Stove/Oven	Yes	Roof:	Steel
Basement Sq. Ftg:	810	Hood	Yes	Exterior:	Vinyl
		Refrigerator	Yes	Interior Walls:	Plaster/Sheet Rock
Living Room:	12.8' x 17'	Dishwasher	Yes	Interior Trim:	Oak
Master Bedroom:	12' x 12.8'	Disposal	No		
Bedroom:	7.9' x 10'	Eating Area	6' x 9.6'		
Bedroom:	13.2' x 21.6'				

Features: Fully remodeled kitchen with butchers block, Large basment that includes a built-in bar and shower, Detached two-stall garage, sump-pump.

Exclusions: Water Softner



Contact:
Mark Johnson 507-317-1538
Vaughn Nordhausen 507-276-8167

Paul Nordstrom 507-380-9190
Cole Skow 507-327-9830

The information on this sheet is believed to be accurate, but we are not responsible for any errors regarding this information

This property has been renovated and updated throughout. The property consists of three bedrooms, a full bathroom, closets, storage spaces that stretch the full length of the house, updated flooring / carpet throughout a majority of the home. Under the new flooring there is natural hardwood flooring. A 30' x 27' basement that has a built-in bar and plenty of room for social activities with a 120-amp circuit breaker electrical service and 50-gallon water heater. Steel roofing is within 5-years of being installed on both the house and two stall garage. The yard is well maintained and the property is very welcoming.