

# FIRST REALTY OF ST. JAMES

510 FIRST AVENUE SOUTH,  
ST. JAMES, MINNESOTA 56081

507.375.3205



**1104 1<sup>st</sup> Avenue South, St. James, MN**

**\$69,900**

### *Property Details*

- ❖ **Type:** Twin
- ❖ **Age Built:** 1960
- ❖ **Lot Size:**
- ❖ **Bedrooms:** 3
- ❖ **Bathrooms:** 1
- ❖ **Heating:** Natural Gas
- ❖ **Central Air:** No - Window
- ❖ **Water Heater:** Gas
- ❖ **Water Softener:** No
- ❖ **Well:** No
- ❖ **Electric Service:**
- ❖ **Roof:** Asphalt

### *Features:*

- ❖ Front yard and backyard are big – great for a single family
- ❖ Located close to the school and downtown St. James
- ❖ Very large living room
- ❖ Three bedrooms gives the perfect amount of space for a family.

Owners: Vaughn and Michele Nordhausen. Vaughn is a licensed real estate agent in Minnesota.

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

### *Room Sizes*

- ❖ **Kitchen:** 7.7 x 11
- ❖ **Living room:** 30 x 11.4
- ❖ **Bedroom:** 11.10 x 8.3
- ❖ **Bedroom:** 8.8 x 10.9
- ❖ **Bedroom:** 11.10 x 8.8
- ❖ **Back Entry:** 4 x 3
- ❖ **1<sup>st</sup> Floor Sq ft:** 943

### *Costs*

- ❖ Property taxes: \$1700
- ❖ Special Assess: \$291.52
- ❖ Utilities: \$/month