

# FIRST REALTY OF ST. JAMES

518 FIRST AVENUE SOUTH,  
ST. JAMES, MINNESOTA 56081

507.375.3205



**814 3<sup>rd</sup> Street South, St. James**

**\$89,900**

### *Property Details*

- ❖ **Type:** 1.25 Story
- ❖ **Age Built:** 1924
- ❖ **Bedrooms:** 2
- ❖ **Bathrooms:** 2.5
- ❖ **Garage:** 2 Car Detached
- ❖ **Heating:** Forced Air
- ❖ **Central Air:** Yes
- ❖ **Water Heater:** Yes
- ❖ **Water Softener:** Yes
- ❖ **Well:** Yes
- ❖ **Electric Service:** 100 Amp
- ❖ **Roof:** Asphalt

### *Features:*

- ❖ Hardwood floors in dining room
- ❖ Plenty of bathrooms
- ❖ Great upstairs master bedroom with master bath
- ❖ View of baseball field

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

### *Room Sizes*

- ❖ **Kitchen:** 9 x 9
- ❖ **Living room:** 9.4 x 14.4
- ❖ **Dining room:** 11 x 14
- ❖ **Bedroom:** 19.2 x 19.7
- ❖ **Bedroom:** 10 x 10.8
- ❖ **Den:** 8 x 11.2
- ❖ **Front Entry:** 8 x 3.3
- ❖ **Garage:** 22 x 24
- ❖ **1<sup>st</sup> floor sq ft:** 1110

### *Costs*

- ❖ **Property taxes:** \$750
- ❖ **Special Assess:** \$35
- ❖ **Utilities:** \$/month