



**PRICE: \$179,500**

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

[www.firstrealtyofstj.com](http://www.firstrealtyofstj.com)

**Address:** 1032 Third Avenue South, St. James, MN  
**Owner:** Ross & Michelle Wargula  
**Brief Legal Desc:** Seager's Subd - original block-036 Lot 5 & E 1/2 of Lot 6 in Lot 1

<b>Type:</b>	2 Story	<b>Front Entry:</b>	5x10	<b>Heating System:</b>	Natural Gas
<b>Age of Home:</b>	1940	<b>Back Entry:</b>		<b>Heat Budget</b>	
<b>Lot Size:</b>	150x75	<b>Den:</b>		<b>Cooling System:</b>	Central
<b>Current Taxes:</b>	\$1,531.00	<b>Baths:</b>		<b>Water Heater:</b>	Gas
<b>Spec Assessments:</b>	\$35.00	<b>Full:</b>	1	<b>Water Softner:</b>	Own
<b>1st Floor Sq. Ftg:</b>	756	<b>3/4 Bath:</b>		<b>Well:</b>	
<b>2nd Floor Sq. Ftg:</b>	480	<b>1/2 Bath:</b>	1	<b>Electric Service:</b>	200 AMP
<b>Basement Sq. Ftg:</b>	22x40	<b>Kitchen:</b>	14x19	<b>Garage:</b>	26x30
<b>Family Room:</b>	16x19.5	<b>Cabinets</b>		<b>Screened-in Porch:</b>	
<b>Living Room:</b>	11.8x19	<b>Stove/Oven</b>	Yes	<b>Deck:</b>	
<b>Dining Room:</b>	11x10.5	<b>Hood</b>	Yes	<b>Roof:</b>	Asphalt
<b>Master Bedroom:</b>	20x10	<b>Refrigerator</b>	Yes	<b>Exterior:</b>	Wood
<b>Bedroom:</b>	9.6x11.3	<b>Dishwasher</b>	Yes	<b>Interior Walls:</b>	
<b>Bedroom:</b>	11.1x10	<b>Disposal</b>	Yes	<b>Interior Trim:</b>	
<b>Utility Room:</b>		<b>Eating Area</b>	8x8		

**Features:** This is a three bedroom home, with cherry oak floors throughout and beautiful wood-work. It has a large dining room, living room and downstairs family room. The garage is totally finished, has a heating and cooling system, and a nice upstairs in the garage.

**Exclusions:**



**Contact:**

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