



**PRICE: \$249,500**

202 First Avenue South  
St James, Minnesota 56081  
507-375-3205  
[www.firstrealtyofstj.com](http://www.firstrealtyofstj.com)

**Address:** 135 10th Avenue South, St. James, MN 56081  
**Owner:** Eileen Friedrich  
**Brief Legal Desc:** Close's Addition, Block 030 W 86' of E 161' of Lots 4, 5 exc N27'

<b>Type:</b>	Ranch	<b>Front Entry:</b>	6.11x6.3	<b>Heating System:</b>	F/A
<b>Age of Home:</b>	1950	<b>Back Entry:</b>	14.3x8.4	<b>Heat Budget</b>	\$90-95
<b>Lot Size:</b>	W86xE161	<b>Den:</b>		<b>Cooling System:</b>	Central
<b>Current Taxes:</b>	\$1,235.00	<b>Baths:</b>		<b>Water Heater:</b>	100 Gas
<b>Spec Assessments:</b>	\$35.00	<b>Full:</b>	2	<b>Water Softner:</b>	Own
<b>1st Floor Sq. Ftg:</b>	1925	<b>3/4 Bath:</b>		<b>Well:</b>	No
<b>2nd Floor Sq. Ftg:</b>	0	<b>1/2 Bath:</b>		<b>Electric Service:</b>	200 amp
<b>Basement Sq. Ftg:</b>		<b>Kitchen:</b>	10x15	<b>Garage:</b>	25x21
<b>Family Room:</b>	15.4x10.9	<b>Cabinets</b>	Birch	<b>Screened-in Porch:</b>	
<b>Living Room:</b>	13.3x24.1	<b>Stove/Oven</b>	Yes	<b>Patio:</b>	25x15
<b>Basement Family:</b>	34.5x13.5	<b>Hood</b>	Yes	<b>Roof:</b>	Asphalt
<b>Master Bedroom:</b>	12x14	<b>Refrigerator</b>	Yes	<b>Exterior:</b>	Brick and steel
<b>Bedroom:</b>	12x20	<b>Dishwasher</b>	Yes	<b>Interior Walls:</b>	Drywall
<b>Bedroom:</b>	10x15	<b>Disposal</b>	Yes	<b>Interior Trim:</b>	
<b>Basement Bedroom:</b>	11x11	<b>Eating Area</b>			

**Features:** This house is walk-in ready. 4 bedrooms, 2 fireplaces (main floor is an electric fireplace and basement is a wood fireplace), finished basement, new windows and doors throughout the whole house, 200 amp circuit breaker. The master bathroom has heated floors. This is located on a nice sized lot with a 2 stall, heated garage. Steel siding with a brick front. This is a must see house!

**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