



**PRICE: \$159,900**

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

**Address:** 49 Sixth Avenue South  
**Owner:** Bradley J. Miller  
**Brief Legal Desc:** Original - St. James City Lot-003 Block-011 PT of Lots 3-5

<b>Type:</b>	Ranch	<b>Front Entry:</b>	3.10 x 7.8	<b>Heating System:</b>	Air Ducted
<b>Age of Home:</b>	1925	<b>Back Entry:</b>	3.10 x 5.7	<b>Heat Budget</b>	N/A
<b>Lot Size:</b>	.156 Acres	<b>Den:</b>	9.4 x 28	<b>Cooling System:</b>	Central AC
<b>Current Taxes:</b>	\$718.58	<b>Baths:</b>	2	<b>Water Heater:</b>	41 Gal.
<b>Spec Assessments:</b>	\$403.42	<b>Full:</b>	1	<b>Water Softner:</b>	Yes
<b>1st Floor Sq. Ftg:</b>	1760	<b>3/4 Bath:</b>	No	<b>Well:</b>	Yes
<b>2nd Floor Sq. Ftg:</b>	968	<b>1/2 Bath:</b>	1	<b>Electric Service:</b>	100 AMP
<b>Basement Sq. Ftg:</b>	968	<b>Kitchen:</b>	10.9 x 16.11	<b>Garage:</b>	19.7 x 21
<b>Living Room:</b>	12 x 26.2	<b>Cabinets</b>	Oak	<b>Roof:</b>	Asphalt
<b>Master Bedroom:</b>	11.6 x 11.6	<b>Stove/Oven</b>	Yes	<b>Exterior:</b>	Slate
<b>Bedroom:</b>	9.8 x 10.3	<b>Hood</b>	No	<b>Interior Walls:</b>	Panel/Plaster
		<b>Refrigerator</b>	Yes	<b>Basement:</b>	22.9 x 35.10
		<b>Dishwasher</b>	Yes	<b>1st Room Storage:</b>	7 x 7.7
		<b>Disposal</b>	Yes	<b>2nd Room Storage:</b>	7.7 x 8.10
		<b>Eating Area</b>	Yes	<b>Bathroom:</b>	4 x 7.9

**Features:** This home has a great layout with a very nice two stall garage attached. A large den / sun room connects the garage to the main level of the house. Within the home you will find a spacious kitchen, large living room, and two bedrooms. The basement is large with plenty of built-in storage and updated utilities. There is also a large upstairs attic for storage and a large attic in the garage. This house has been well-maintained and taken care of and one can tell as soon as you step foot on the property! Give us a call today to see for yourself!

#### Exclusions:



#### 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