



PRICE: \$119,900

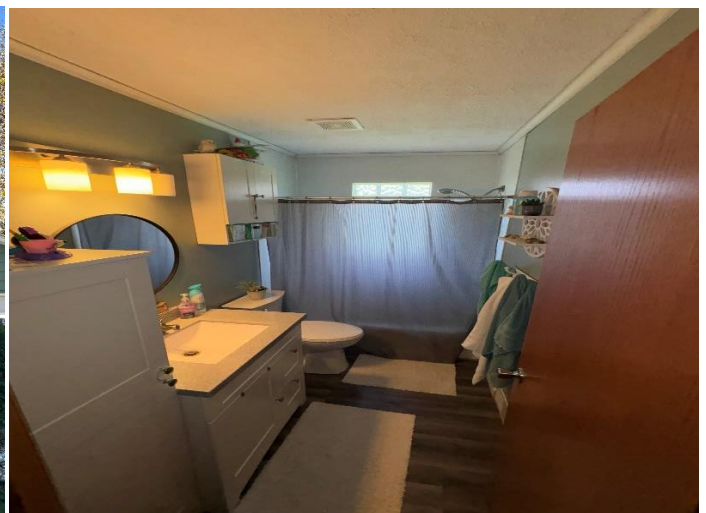
202 First Avenue South
St James, Minnesota 56081
507-375-3205
www.firstrealtyofstj.com

Address: 40 Birch Street East, Trimont, MN 56176
Owner: Mercedeess Vacura
Brief Legal Desc: ORIGINAL (T) LOT 5 & E35' OF LOT 6 BLK 30

Type:	Convention	Front Entry:	3.6 X 6.1	Heating System:	Forced Air
Age of Home:	1925	Back Entry:	3.11 X 5.6	Heat Budget	\$75.00-100.00
Lot Size:	86 X 140			Cooling System:	Central AC
Current Taxes:	\$579.00	Baths:	2	Water Heater:	Yes
Spec Assessments:	\$69.00	Full:	1	Water Softner:	Yes / Owned
1st Floor Sq. Ftg:	880	3/4 Bath:	1	Well:	No
2nd Floor Sq. Ftg:	432	1/2 Bath:	No	Electric Service:	150 AMP
Basement Sq. Ftg:	609	Kitchen:	10.9 X 15.2	Garage:	32.6 X 29.5
Living Room:	13.7 X 11.10	Cabinets	Painted	Roof:	Asphalt
Dining Room:	14 X 10.4	Stove/Oven	Yes (Gas)	Exterior:	Minimum
Master Bedroom:	11.6 X 13.7	Hood	Yes	Interior Walls:	Plaster
		Refrigerator	Yes	Basement:	Unfinished
		Dishwasher	Yes	Basement Storage:	10.9 X 15.5
		Disposal	Yes	Basement Bath:	5.9 x 8.9
		Eating Area	Yes	Basement Workshop	22.9 X 16

Features: This is a very neat 1.5 story conventional home with a detached double stall garage. Featuring kitchen/eating area, living room, remodeled full bath with full tub/shower. First floor laundry with plenty of built in storage within the home. This property is located in a great neighborhood and has a nice backyard. Schedule your showing today to see this wonderful home 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

