



**PRICE: \$129,000**

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

**Address:** 414 8th Avenue N, St. James MN  
**Owner:** Arlene Roeglin  
**Brief Legal Desc:** Block 7, Lot 1, N7' of Lot 2, Armstrong Park Addition, City of St. James

<b>Type:</b>	Ranch	<b>Breezeway:</b>	9x23.7	<b>Heating System:</b>	NGFA
<b>Age of Home:</b>	1963	<b>Back Entry:</b>		<b>Heat Budget</b>	
<b>Lot Size:</b>	140x58	<b>Den:</b>		<b>Cooling System:</b>	Yes
<b>Current Taxes:</b>	\$1,049.00	<b>Baths:</b>		<b>Water Heater:</b>	Yes
<b>Spec Assessments:</b>	\$35.00	<b>Full:</b>	1	<b>Water Softner:</b>	
<b>1st Floor Sq. Ftg:</b>	1244	<b>3/4 Bath:</b>		<b>Well:</b>	
<b>2nd Floor Sq. Ftg:</b>		<b>1/2 Bath:</b>	1	<b>Electric Service:</b>	100 amp
<b>Basement Sq. Ftg:</b>	1054	<b>Kitchen:</b>	9.6x15.6	<b>Garage:</b>	24x24
<b>Family Room:</b>	17.6x24	<b>Cabinets</b>	Birch	<b>Screened-in Porch:</b>	
<b>Living Room:</b>	13x22	<b>Stove/Oven</b>	Yes	<b>Deck:</b>	
<b>Dining Room:</b>		<b>Hood</b>	Yes	<b>Roof:</b>	Asphalt
<b>Master Bedroom:</b>	10x12.3	<b>Refrigerator</b>	Yes	<b>Exterior:</b>	Vinyl
<b>Bedroom:</b>	9x12.2	<b>Dishwasher</b>		<b>Interior Walls:</b>	
<b>Bedroom:</b>	8.4x9	<b>Disposal</b>		<b>Interior Trim:</b>	
<b>Utility Room:</b>		<b>Eating Area</b>	9x9		

**Features:** This home, located on a corner lot, has 3 bedrooms and 2 baths. The large kitchen has an eating area. The main floor living room is a good size and there is a large family room in the basement. New windows, efficient furnace and central air. This home is move in ready!

**Exclusions:**



**Contact:**

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Vaughn Nordhausen 507-276-8167

Paul Nordstrom 507-380-9190

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