PRICE: $199,500

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

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