



119 South 7th Street, St. James, MN 56081  
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<b>Address:</b>	2395 Douglas Street Windom, MN 56101	<b>Living Room:</b>	12'4" x 16'1"	<b>Heating System:</b>	FA NG
<b>Type:</b>	One Story	<b>Kitchen:</b>	10'3" x 15'	<b>Air Conditioning:</b>	Central A/C
<b>Owner:</b>	Cole Lesch	<b>Cabinets:</b>	Birch	<b>Electrical Service:</b>	100-Amp CB
<b>Age of Home:</b>	47 +/- Years	<b>Family Room:</b>	11'6" x 19'8"	<b>Water Heater:</b>	40 Gal NG
<b>Lot Size:</b>	80' x 160'	<b>Bedroom:</b>	10'1" x 12'11"	<b>Water Softener:</b>	Yes, Owned
<b>2025 Taxes:</b>	\$2,420 HS	<b>Bedroom:</b>	12'11" x 13'2"	<b>Attached Garage:</b>	24' x 26'
<b>Spec. Assess.:</b>	\$50	<b>Dwn Rm:</b>	13'3" x 13'6"	<b>Roof:</b>	Asphalt
<b>1st Floor Sq Ft:</b>	1,068	<b>Dwn Rm:</b>	12'7" x 13'6"	<b>Exterior:</b>	Vinyl
<b>Basement:</b>	26' x 42' = 1,092	<b>Baths:</b>	1 & 3/4	<b>Interior Trim:</b>	Oak
		<b>Shower:</b>	2	<b>Interior Walls:</b>	Sheetrock
		<b>Utility Room:</b>	11'5" x 17'	<b>Wells:</b>	None Known

**Features:** Excellent location in a very quiet neighborhood on a cul-de-sac off River Road in the NW part of Windom. This one-story home has an open floor plan with adjoining kitchen, eating area, and living room with vaulted ceilings, front entrance with double closet, two nice sized bedrooms, and bathroom. The full basement is ready to be completely finished. The family room has all new wiring to recessed lighting and several outlets. There is potential for a third and fourth bedroom, ¾ bathroom, and laundry / mechanical room with forced air furnace, CB electrical, owned water softener, and hot water heater. Property has an attached double garage with openers and insulated doors. The exterior has vinyl siding, patio area to the back, storage shed and dog kennel on a nice sized lot. Schedule your showing today!

**Legal Description:** Lot 3, Block 3,  
 Horkey's Subdivision  
**Parcel:** 25.357.0160  
**Price:** \$194,000



For more information call or stop in at Mayberry Realty  
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 Remarks: The information on this sheet is believed to be accurate, but we are not responsible for any errors regarding this information.