



119 South 7th Street, St. James, MN 56081  
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<b>Address:</b>	1061 1st Avenue South St. James, MN 56081	<b>Living Room:</b>	13'6" x 16'	<b>Heating System:</b>	FA NG
<b>Type:</b>	1 Story	<b>Dining:</b>	9'6" x 12'2"	<b>Air Conditioning:</b>	Central
<b>Owner:</b>	Mariah Schumann	<b>Kitchen:</b>	8'6" x 9'	<b>Electrical Service:</b>	100 Amp CB
<b>Age of Home:</b>	80 +/-	<b>Cabinets:</b>	Oak	<b>Water Heater:</b>	40 Gal NG
<b>Lot Size:</b>	65' x 270' Estimated	<b>Bedroom:</b>	11'6" x 11'6"	<b>Water Softener:</b>	Owned
<b>2016 Taxes:</b>	\$538 HS	<b>Bedroom:</b>	8'2" x 9'4"	<b>Garage:</b>	14' x 20'
<b>Spec. Assess.:</b>	\$35 Recycling	<b>Up Bedroom:</b>	14' x 16' + extra area	<b>Roof:</b>	Asphalt
<b>1st Floor Sq Ft:</b>	890 +/-	<b>Baths:</b>	1	<b>Exterior:</b>	Aluminum Siding
<b>2nd Floor Sq Ft:</b>	364 Estimated	<b>Shower:</b>	1	<b>Interior Trim:</b>	Birch
<b>Basement:</b>	26' x 28'	<b>Deck:</b>	5' x 14'	<b>Interior Walls:</b>	Plaster
<b>Front Entry:</b>	6' x 6'			<b>Wells:</b>	None Known

**Features:** Home is located close in the central part of St. James, walking distance to downtown. Features a nice size kitchen and eating area, living room, 2 bedrooms and a newer bath on the first floor. Large bedroom on the second floor. Full basement with updated furnace, circuit breaker electrical service and large backyard. This home had the roof replaced in 2013 with attractive shingles, and 1 1/2 stall detached garage. Payments would be less than rent as we are experiencing very favorable interest rates. Must see to appreciate!!

**Legal Description:** E 61' of W 136';  
 E 4' x 129.8' of W 140', Lot 2, Blk 1, Original  
**Parcel:** 20.100.0080  
**Price:** \$55,900



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.