



119 South 7th Street, St. James, MN 56081  
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<b>Address:</b>	605 4th Avenue South St. James, MN 56081	<b>Living Room:</b>	12' x 13'	<b>Heating System:</b>	FA NG
<b>Type:</b>	1 - Story	<b>Dining Room:</b>		<b>Air Conditioning:</b>	None
<b>Owner:</b>	Hoffman Family	<b>Kitchen:</b>	9' x 13'6"	<b>Electrical Service:</b>	100 Amp CB
<b>Age of Home:</b>	90 +/-	<b>Cabinets:</b>	Fir	<b>Water Heater:</b>	40 Gal NG
<b>Lot Size:</b>	45' x 100'	<b>Bedroom:</b>	8' x 9'	<b>Water Softener:</b>	Owned
<b>2016 Taxes:</b>	\$216 HS	<b>Bedroom:</b>	9'1" x 9'6"	<b>Garage:</b>	16' x 20'
<b>Spec. Assess.:</b>	\$35 Recycling	<b>Bedroom:</b>		<b>Roof:</b>	Asphalt
<b>1st Floor Sq Ft:</b>	22' x 30' + 4' x 16' = 724	<b>Baths:</b>	1	<b>Exterior:</b>	Vinyl
<b>Basement:</b>	22' x 24' = 528	<b>Shower:</b>	1	<b>Interior Trim:</b>	
		<b>3-Season Porch:</b>	8' x 22'	<b>Interior Walls:</b>	Sheetrock
				<b>Wells:</b>	

**Features:** This one-story house is located close to downtown. Features a kitchen and eating area, living room, two bedrooms, full bath, 3-season porch off living room, full basement, EE Forced Air furnace, circuit breaker electrical service, newer- water heater, hook-ups for laundry and a one-and-a-half stall garage with newer doors located behind house at back of lot. Also, house has vinyl siding, metal fascia and soffit, thermo pane windows, new shingles in 2008. Must see to appreciate and priced to sell with payments cheaper than rent.

**Legal Description:** S 100' of Lot 9,  
Block 32, Original Plat, City of St. James  
**Parcel:** 20.100.3150  
**Price:** \$34,900



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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.