



119 South 7th Street, St. James, MN 56081
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Address:	1015 9th Avenue North St. James, MN 56081	Living Room:	13'4" x 22'8"	Heating System:	FA NG
Type:	Rambler	Dining Room:	12'6" x 12'6"	Air Conditioning:	Central
Owner:	Bob & Sandy Friesen	Kitchen:	9'7" x 11'	Electrical Service:	150 Amp CB
Age of Home:	40+/-	Cabinets:	Oak	Water Heater:	40 Gal NG
Lot Size:	125' x 149'	Family Room:	14'4" x 25'	Water Softener:	Own
2016 Taxes:	\$1,770 HS	Bedroom:	11'3" x 11'7"	Garage:	26' x 26'
Spec. Assess.:	\$35 Recycling	Bedroom:	11'6" x 12'6"	Roof:	Asphalt
1st Floor Sq Ft:	1,368	Dwn Bedroom:	13'3" x 14'	Exterior:	Vinyl & Brick
Basement:	28' x 40'	Baths:	1 & 1/2	Interior Trim:	Oak
		Shower:	1	Interior Walls:	Sheetrock
		Sun Room:	14' x 16'	Wells:	None Known

Features: This is a very attractive rambler on the North side of St. James on a large, well landscaped lot, attached two stall garage. Home is in very nice condition with updated kitchen, newer flooring, very nice sun room for year roud use added to the back of the home along with many updates like furnace, a/c, kitchen appliances, siding, windows, and the roof is 2-3 years old. There is a walk-out basement, large family room with fireplace, patio, extra room, 1/2 bath and room for hobbies and storage. This is a very attractive, move-in ready home.

Legal Description: Lots 9 & 10 & E 1/2 of
 Lot 8, Block 13, Bass Addition
Parcel: 20.176.1310
Price: \$129,500



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.