



119 South 7th Street, St. James, MN 56081  
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<b>Address:</b>	719 11th Avenue North St. James, MN 56081	<b>Living Room:</b>	14'10" x 20'6"	<b>Heating System:</b>	EE FA NG
<b>Type:</b>	1 1/2 Story	<b>Dining Room:</b>	12' x 13'4"	<b>Air Conditioning:</b>	Central
<b>Owner:</b>	Mary Soucek	<b>Kitchen:</b>	8' x 11'5" + 5' x 6'6"	<b>Electrical Service:</b>	200 Amp CB
<b>Age of Home:</b>	83 +/-	<b>Cabinets:</b>	Birch / Varnished	<b>Water Heater:</b>	40 Gal NG
<b>Lot Size:</b>	50' x 100'	<b>Family Room:</b>	10' x 18'	<b>Water Softener:</b>	No
<b>2016 Taxes:</b>	\$574 HS	<b>Up Bedroom:</b>	12'3" x 15'1"	<b>Garage:</b>	22' x 24'
<b>Spec. Assess.:</b>	\$35 Recycling	<b>Up Bedroom:</b>	8'8" x 12'6"	<b>Roof:</b>	Asphalt
<b>1st Floor Sq Ft:</b>	1,006 +/-	<b>Bedroom:</b>		<b>Exterior:</b>	Vinyl
<b>2nd Floor Sq Ft:</b>	16' x 26' = 416 Estimate	<b>Baths:</b>	1	<b>Interior Trim:</b>	Birch / Oak
<b>Basement:</b>	26' x 28'	<b>Shower:</b>	1	<b>Interior Walls:</b>	Sheetrock
		<b>Laundry:</b>	6' x 8'	<b>Wells:</b>	None Known

**Features:** This is an attractive 1 1/2 story home located on the north side of St. James, not far from the High School that has a large living room, dining room, kitchen, bath and laundry area on the first floor and two bedrooms on the second floor. Home has an attached breezeway that could be used for a family room, office or den, along with a two-stall garage. Home has a new basement, furnace, central air conditioning and electrical service updated.

**Legal Description:** S 5' of E 50' of W 95' of Lot 9 & E 50' of W 95' of Lot 10, Block 3, Bass Addition Trustee's Subdivision, City of St. James

**Parcel:** 20.177.0320  
**Price:** \$49,500



For more information call or stop in at Mayberry Realty  
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