



119 South 7th Street, St. James, MN 56081  
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<b>Address:</b>	917 7th Avenue North St. James, MN 56081	<b>Living Room:</b>	12'8" x 18'4"	<b>Heating System:</b>	FA NG
<b>Type:</b>	1 Story	<b>Dining Room:</b>	8'4" x 10'8"	<b>Air Conditioning:</b>	Central
<b>Owner:</b>	Sandy Brehmer	<b>Kitchen:</b>	7'4" x 9'7"	<b>Electrical Service:</b>	100 Amp C.B.
<b>Age of Home:</b>	75 +/-	<b>Cabinets:</b>	Manufactured	<b>Water Heater:</b>	30 Gal NG
<b>Lot Size:</b>	50' x 149'	<b>Family Room:</b>	16' x 16'	<b>Water Softener:</b>	Owned
<b>2017 Taxes:</b>	\$986 HS	<b>Rec Room:</b>	11' x 31'6"	<b>Garage:</b>	24' x 26' + 8' x 10'
<b>Spec. Assess.:</b>	\$35 Recycling	<b>Bedroom:</b>	10' x 11'	<b>Roof:</b>	Asphalt
<b>1st Floor Sq Ft:</b>	1,264	<b>Bedroom:</b>	8'3" x 9'9"	<b>Exterior:</b>	Aluminum Siding
<b>Basement:</b>	20' x 28' + 14' x 16'	<b>Bedroom:</b>	9' x 14'	<b>Interior Trim:</b>	Pine / Oak
<b>Deck:</b>	10' x 18' + 10' x 16'	<b>Dwn Bedroom:</b>	11' x 11'2"	<b>Interior Walls:</b>	Plaster / Cedar
		<b>Baths:</b>	1 & 3/4	<b>Wells:</b>	1
		<b>Shower:</b>	1	<b>Storage:</b>	8' x 10'

**Features:** This is a very nice one story home featuring kitchen, spacious living room, formal dining room, knotty pine sun room with fireplace, sunken master bedroom, along with two additional bedrooms, and full bath on the first floor. The basement is completely finished with a rec room, 3/4 bath with laundry, possible 4th bedroom, and furnace room with lots of storage. This home has just recently been repainted and redecorated throughout. Home includes Lennox Pulse furnace with central air, 100 amp CB electrical service, Culligan water softener, permanent siding, newer windows and detached double garage with a storage building. The backyard is private with deck and is truly a must see!

**Legal Description:** Lot 11, Block 6,  
 Bass Addition, City of St. James  
**Parcel:** 20.176.0620  
**Price:** \$94,500



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.