



119 South 7th Street, St. James, MN 56081  
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<b>Address:</b>	1122 1st Avenue South St. James, MN 56081	<b>Foyer:</b>	8' x 11'	<b>Heating System:</b>	FA NG
<b>Type:</b>	1 1/2 Story	<b>Living Room:</b>	13'3" x 15'10"	<b>Air Conditioning:</b>	Central
<b>Owner:</b>	Pat Westman	<b>Dining Room:</b>	11' x 12'4"	<b>Electrical Service:</b>	100 Amp CB
<b>Age of Home:</b>	90 +/-	<b>Kitchen:</b>	11'2" x 16'1"	<b>Water Heater:</b>	40 Gal NG
<b>Lot Size:</b>	100' x 150'	<b>Cabinets:</b>	Prefinished	<b>Water Softener:</b>	Own
<b>2017 Taxes:</b>	\$1,290 NSH	<b>Dwn Bedroom:</b>	11'2" x 13'3"	<b>Garage:</b>	32' x 32' less 12' x 12'
<b>Spec. Assess.:</b>	\$206.30 Rec & Street	<b>Up Bedroom:</b>	11'7" x 13'1"	<b>Roof:</b>	Asphalt
<b>1st Floor Sq Ft:</b>	960	<b>Up Bedroom:</b>	9'9" x 13' + 4' x 6'	<b>Exterior:</b>	Wood
<b>2nd Floor Sq Ft:</b>	512 est.	<b>Full Baths:</b>	1	<b>Interior Trim:</b>	Oak & Fir
<b>Basement:</b>	24' x 32' = 768	<b>1/2 Baths:</b>	2	<b>Interior Walls:</b>	Plaster / Panel
<b>Front Porch:</b>	8' x 24'	<b>Showers:</b>	1	<b>Wells:</b>	None Known

**Features:** This is a well-kept 1 1/2 story home located on the east edge of St. James. Main floor consists of a spacious foyer entry, 3-season front porch, kitchen & eating area with lots of cabinets, formal dining room, living room, 1/2 bath & master bedroom. Upper level has 2 bedrooms with new carpet, and a full bath. There is a full basement with newer Comfort Air Furnace, 1/2 bath, shop area and lots of head room. There is a 32' x 32' garage located to the back of the lot with a 12' x 12' shop inside. Located on a large residential lot with lots of trees and yard. City & country living all in one.

Truly a must see!

**Legal Description:** W 139' of Lots 1 & 2,  
Bertholet's Subdivision, Gov't Lots 12 & 13

**Parcel:** 20.179.0080

**Price:** \$69,000



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.