



119 South 7th Street, St. James, MN 56081  
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<b>Address:</b>	902 5th Street South St. James, MN 56081	<b>Living Room:</b>	12'9" x 27'10"	<b>Heating System:</b>	FA NG
<b>Type:</b>	1 Story	<b>Kitchen:</b>	9'6" x 13'	<b>Air Conditioning:</b>	Central
<b>Owner:</b>	Steve Rotert	<b>Cabinets:</b>	Birch	<b>Electrical Service:</b>	100 Amp CB
<b>Age of Home:</b>	90 +/- / Rem. 50 +/-	<b>Family Room:</b>	13' x 20'	<b>Water Heater:</b>	50 Gal Electric
<b>Lot Size:</b>	75' x 80'	<b>Bedroom:</b>	10'2" x 10'3"	<b>Water Softener:</b>	Yes, Own
<b>2017 Taxes:</b>	\$672 HS	<b>Bedroom:</b>	10' x 12'	<b>Garage:</b>	12' x 32'
<b>Spec. Assess.:</b>	\$35 Recycling	<b>Up Bedroom:</b>	13' x 22'	<b>Roof:</b>	Asphalt
<b>1st Floor Sq Ft:</b>	1,002	<b>Dwn Bedroom:</b>	9' x 14'	<b>Exterior:</b>	Cedar
<b>Basement:</b>	24' x 38' + 9' x 10'	<b>Baths:</b>	1	<b>Interior Trim:</b>	Birch
		<b>Shower:</b>	1	<b>Interior Walls:</b>	Sheetrock / Panel
				<b>Wells:</b>	None Known

**Features:** This is a very nice one-story home located on a corner lot in the southwest part of St. James. This home features a spacious kitchen, eating area with lots of birch cabinets, and very large living room, two bedrooms, of which one bedroom could be a den, as it has a patio door to back of house and first floor bathroom. There is pull down steps to the second story, which has a possible bedroom / large storage room, approximately 13' x 22'. The basement is finished with a family room with fireplace, remodeled knotty pine walls & ceiling, a third bedroom, stubbed for a 3/4 bath and very nice laundry room. This home has a newer EE forced air furnace with central air, circuit breaker electrical and water softener. Exterior cedar siding being repainted. There is an attached large 12' x 32' garage with automatic opener. This home has been professionally waterproofed by the Tennyson Company approximately 4-5 years ago with sump pumps.

**Legal Description:** E 80' of Lot 1, Block 27,  
 Close's Addition, City of St. James  
**Parcel:** 20.201.2460  
**Price:** \$42,500



For more information call or stop in at Mayberry Realty  
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