



119 South 7th Street, St. James, MN 56081  
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|                          |  |                     |                            |                            |                      |
|--------------------------|--|---------------------|----------------------------|----------------------------|----------------------|
| <b>Address:</b>          | 540 12th Street South<br>St. James, MN 56081 | <b>Living Room:</b> | 12' x 17' 1/4"             | <b>Heating System:</b>     | FA Pulse             |
| <b>Type:</b>             | 1 Story                                      | <b>Dining Room:</b> | 9' x 12'                   | <b>Air Conditioning:</b>   | Central Air          |
| <b>Owner:</b>            | Howard & Annette<br>Fredrikson               | <b>Kitchen:</b>     | 10'8" x 13'2"              | <b>Electrical Service:</b> | 100 Amp              |
| <b>Age of Home:</b>      | 50 +/- Years                                 | <b>Cabinets:</b>    | Formica                    | <b>Water Heater:</b>       | 40 gal Gas           |
| <b>Lot Size:</b>         | 75' 150' + 65' x 75'                         | <b>Family Room:</b> | 15'3" x 26'7"              | <b>Water Softener:</b>     | Owned                |
| <b>2017 Taxes:</b>       | 1544 HS                                      | <b>Bedroom:</b>     | 9'8" x 10'                 | <b>Garage:</b>             | 14' x 22' - Attached |
| <b>Spec. Assess.:</b>    | \$35 Recycling                               | <b>Bedroom:</b>     | 10'6" x 11'6"              | <b>Shop:</b>               | 24' x 28'            |
| <b>1st Floor Sq Ft:</b>  | 1616 +/- sq ft                               | <b>Bedroom:</b>     | 10'6" x 11'6"              | <b>Roof:</b>               | Asphalt              |
| <b>Basement:</b>         | 1120 sq ft                                   | <b>Rec Room:</b>    | 12'2" x 36'                | <b>Exterior:</b>           | Wood                 |
| <b>Storage Building:</b> | 10' x 14'                                    | <b>Baths:</b>       | 1 3/4                      | <b>Interior Trim:</b>      | Birch                |
|                          |  | <b>Shower:</b>      | 1                          | <b>Interior Walls:</b>     | Sheetrock            |
|                          |  | <b>Utility:</b>     | 6' x 12'                   | <b>Wells:</b>              | None                 |
|                          |  | <b>Deck:</b>        | 16' x 18' plus<br>8' x 16' |                            |                      |

**Features:** This is a very elegant and well kept home featuring very spacious kitchen, combined dining and living room, three bedrooms, full bath, newer 16' x 28' family room with 2' x 6' walls, Dura Supreme Oak cabinets, patio doors to deck, full basement under main part with rec room, 3/4 bathroom, newer furnace, CB electrical, Pella windows in addition, attached one stall garage, as well as a separate 24' x 28' shop that is insulated, heated and opener. Also, built-in gas grill on patio. This property has a great location, lots of improvements and ready to move in.

**Legal Description:** E 75' of Lot 7, E 75' of S 20' of Lot 8, N 25' of lots 8 & 9, Block 3, Schutz's Subdiv.

**Parcel:** 20.602.0280

**Price:** \$124,500



For more information call or stop in at Mayberry Realty  
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