



119 South 7th Street, St. James, MN 56081
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Address:	1122 1st Avenue South St. James, MN 56081	Foyer:	8' x 11'	Heating System:	FA NG
Type:	1 1/2 Story	Living Room:	13'3" x 15'10"	Air Conditioning:	Central
Owner:	Pat Westman	Dining Room:	11' x 12'4"	Electrical Service:	100 Amp CB
Age of Home:	90 +/-	Kitchen:	11'2" x 16'1"	Water Heater:	40 Gal NG
Lot Size:	100' x 150'	Cabinets:	Prefinished	Water Softener:	Own
2017 Taxes:	\$1,290 NSH	Dwn Bedroom:	11'2" x 13'3"	Garage:	32' x 32' less 12' x 12'
Spec. Assess.:	\$206.30 Rec & Street	Up Bedroom:	11'7" x 13'1"	Roof:	Asphalt
1st Floor Sq Ft:	960	Up Bedroom:	9'9" x 13' + 4' x 6'	Exterior:	Wood
2nd Floor Sq Ft:	512 est.	Full Baths:	1	Interior Trim:	Oak & Fir
Basement:	24' x 32' = 768	1/2 Baths:	2	Interior Walls:	Plaster / Panel
Front Porch:	8' x 24'	Showers:	1	Wells:	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: \$59,000



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.