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Address: 928 8th Street South

St. James, MN 56081

Type: 2-Story Duplex Owner: S-7 Properties

100 +/-Age of Home: Lot Size: 57' x 150' 2011 Taxes: \$2,406 NHS Spec. Assess.: \$69 Recycling 1st Floor Sq Ft: 1,145 +/-

2nd Floor Sq Ft: 940 +/-**Basement:** 940 +/-

**Downstairs Apartment:** 13' x 16'3" **Living Room:** Air Conditioning: Central **Dining Area:** 11'3" x 13' **Electrical Service:** Kitchen: 10'6" x 13'

Cabinets: Oak

Mstr Bedroom: 12'4" x 14' 7'8" x 14'3" Bedroom:

Baths: 1 - adjoining laundry

Shower:

**Back Entry:** 6' x 6' **Heating System:** FA NG

100 Amp CB - 2 Water Heater: 50 Gal Electric - 2

Water Softener: Rented Garage: None Roof: Asphalt **Exterior:** Vinyl

Interior Trim: Oak / Prefinished

**Upstairs Apartment** 

13'2" x 13'2"

11'6" x 13'2"

13'4" x 16'1"

Interior Walls: Sheetrock Wells: None Known

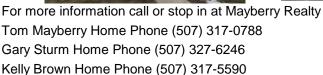
Features: This is a quaint and classic two story home renovated to a two-bedroom apartment on the lower level and one bedroom apartment on the upper level. Both levels have been completely re-done including insulation, sheetrock, thermo pane windows, all new fixtures, oak cabinets, energy efficient forced air furnaces, air exchange 100 Amp CB electrical, water heater, central air and all new floor covering. There is also a full basement. This property has been completely retrofitted including new shingles, vinyl siding and will be maintenance free for many years. Both apartments have two separate entrances. This property is located on a corner lot in a very nice residential area in the southeast part of St. James. Everything is metered separately. Could be easily converted to a single family home as well.

Legal Description: Lot 5, Except N 45', Block 24

Close's Addition Parcel: 20.201.2110 Price: \$118,500















Kitchen: Oak

**Eating Area:** 





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