



119 South 7th Street, St. James, MN 56081
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Address:	928 8th Street South St. James, MN 56081	Downstairs Apartment:		Heating System:	FA NG
Type:	2-Story Duplex	Living Room:	13' x 16'3"	Air Conditioning:	Central
Owner:	S-7 Properties	Dining Area:	11'3" x 13'	Electrical Service:	100 Amp CB - 2
Age of Home:	100 +/-	Kitchen:	10'6" x 13'	Water Heater:	50 Gal Electric - 2
Lot Size:	57' x 150'	Cabinets:	Oak	Water Softener:	Rented
2011 Taxes:	\$2,406 NHS	Mstr Bedroom:	12'4" x 14'	Garage:	None
Spec. Assess.:	\$69 Recycling	Bedroom:	7'8" x 14'3"	Roof:	Asphalt
1st Floor Sq Ft:	1,145 +/-	Baths:	1 - adjoining laundry	Exterior:	Vinyl
2nd Floor Sq Ft:	940 +/-	Shower:	1	Interior Trim:	Oak / Prefinished
Basement:	940 +/-	Back Entry:	6' x 6'	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

Upstairs Apartment

Kitchen:	Oak	13'2" x 13'2"
Eating Area:		11'6" x 13'2"
Living Room:		13'4" x 16'1"
Bedrooms:		13' x 16'10"
Full Baths:		1 - adjoining laundry



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.