



119 South 7th Street, St. James, MN 56081  
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<b>Address:</b>	802 7th Street South St. James, MN 56081	<b>Living Room:</b>	14'6"x22'1" + 4'x8'	<b>Heating System:</b>	FA - NG
<b>Type:</b>	2 Story	<b>Dining Room:</b>	9' x 11'	<b>Air Conditioning:</b>	Central
<b>Owner:</b>	Kaity Sparks	<b>Kitchen:</b>	11'9" x 13'2"	<b>Electrical Service:</b>	100 Amp CB
<b>Age of Home:</b>	122+/- Years	<b>Cabinets:</b>	Painted	<b>Water Heater:</b>	50 Gal Elec
<b>Lot Size:</b>	75' x 150	<b>Sun Room:</b>	10' x 18'6"	<b>Water Softener:</b>	Yes, Own
<b>2015 Taxes:</b>	\$918 HS	<b>Up Bedroom:</b>	10' x 18'	<b>Garage:</b>	18' x 24'
<b>Spec. Assess.:</b>	\$35 Recycling	<b>Up Bedroom:</b>	10'4" x 10'9"	<b>Roof:</b>	Asphalt
<b>1st Floor Sq Ft:</b>	920	<b>Up Bedroom:</b>	13'1" x 13'4"	<b>Exterior:</b>	Aluminum
<b>2nd Floor Sq Ft:</b>	730	<b>Baths:</b>	1, 3/4	<b>Interior Trim:</b>	Wood/Painted
<b>Basement:</b>	730sf (Full Basement)	<b>Shower:</b>	2	<b>Interior Walls:</b>	Plaster
		<b>Wells:</b>	None Known		

**Features:** This is a classic two story home with lots of character on a large corner lot in a well established residential neighborhood. The main level consists of a kitchen with new flooring & eating area, formal dining, large living room with fireplace, 3/4 bath, and very attractive sun room with southern exposure and lots of windows. The upstairs has three nice size bedrooms and full bath. This home has many updates and improvements in recent years including newer furnace with central air, water heater, refinished hardwood floors, stove, refrigerator and washer & dryer that will stay with the home, and more. This home is completely ready to move into and is a MUST SEE!!

**Legal Description:** Lot 1, Block 16,  
 Close Addition, City of St. James  
**Parcel:** 20.201.1330  
**Price:** \$99,900



For more information call or stop in at Mayberry Realty  
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