



119 South 7th Street, St. James, MN 56081  
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<b>Address:</b>	118 9th Ave. North St. James, MN 56081	<b>Living Room:</b>	14' 3" x 19' 10"	<b>Heating System:</b>	F/A
<b>Type:</b>	Rambler	<b>Dining Room:</b>	9' 10" x 10' 2"	<b>Air Conditioning:</b>	Central
<b>Owner:</b>	David & Barb Holmgren	<b>Kitchen:</b>	10' x 9' 3"	<b>Electrical Service:</b>	100 Amp CB
<b>Age of Home:</b>	23 +/- years	<b>Cabinets:</b>	Oak	<b>Water Heater:</b>	40 Gal, NG
<b>Lot Size:</b>	78' x 159.56	<b>Family room:</b>	10' 2" x 21' 6"	<b>Water Softener:</b>	Yes
<b>2018 Taxes:</b>	\$1,778 HS	<b>Bedroom:</b>	9' 4" x 12' 6"	<b>Garage:</b>	20' x 24"
<b>Spec. Assess.:</b>	\$35 Recycling	<b>Bedroom: M</b>	11' 6" x 11'	<b>Roof:</b>	Asphalt
<b>1st Floor Sq Ft:</b>	1132 +/- SF	<b>Bedroom: LL</b>	10' 7" x 12' 5"	<b>Exterior:</b>	Vinyl
<b>2nd Floor Sq Ft:</b>		<b>Rec Room:</b>	10'9 x 17'4"	<b>Interior Trim:</b>	Oak
<b>Basement:</b>	912 +/- SF	<b>Baths:</b>	1, 3/4	<b>Interior Walls:</b>	Sheetrock
		<b>Wells:</b>	None	<b>Patio:</b>	14' x 22'

**Features:** This property was purchased new by the Holmgren family. It features a very spacious kitchen and eating area, large living room. Two bedrooms with lots of closets, full bath with tub shower. Family room with patio doors and patio to the backyard. Full basement under the main portion of the house with a rec room, additional 3/4 bath and a store room that could be made into a bedroom with the installation of an egress window. Laminate flooring through out the main portion of the house except the bedrooms. Newer furnace, with central air conditioning. Water heater is about four years old, CB electrical. Exterior has vinyl siding, shingles were put on new approx 3 years ago. Lots of trees and landscaping and a concrete driveway to the street. This is a great one story home in a well established residential location.

**Inclusions:** Utility shed - 10' x 12'  
**Legal Description** Lot 11, Block 2,  
 West-End. Park Add'n, City of St. James  
**Parcel: 20.701.0230**  
**Price:** \$117,500



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.