



119 South 7th Street, St. James, MN 56081  
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<b>Address:</b>	704 7th Street South St. James, MN 56081	<b>First Floor Apartment:</b>		<b>Heating System:</b>	FA NG
<b>Type:</b>	Duplex	<b>Living Room:</b>	10'2" x 13'	<b>Heating System:</b>	FA NG
<b>Owner:</b>	Owner of Record	<b>Dining Room:</b>	9'0" x 13'8"	<b>Air Conditioning:</b>	2 - Wall Units
<b>Age of Home:</b>	123+/- Years	<b>Kitchen:</b>	9' x 14'	<b>Electrical Service:</b>	100 Amp CB
<b>Lot Size:</b>	112.5' x 150'	<b>Cabinets:</b>	Birch	<b>Water Heater:</b>	50 Gal Electric
<b>1st Floor Sq Ft:</b>	1132 sq ft	<b>Bedroom:</b>	9' x 9'6"	<b>Water Softener:</b>	Own
<b>2nd Floor Sq Ft:</b>	882 +/- sq ft	<b>Bedroom:</b>	9' x 9'6"	<b>Garage:</b>	26' x 28'
<b>Basement:</b>	1,068 sq ft	<b>Bedroom / Den:</b>	12'6" x 13'5"	<b>Roof:</b>	Asphalt
<b>Legal Descrip:</b>	Lot 1 & N 1/2 of Lot 2, Block 5, Close Addition	<b>Baths:</b>	1	<b>Exterior:</b>	Vinyl
<b>Parcel:</b>	20.201.0340	<b>Shower:</b>	1	<b>Interior Trim:</b>	Birch / Oak
<b>Price:</b>	\$54,900.00	<b>Upstairs Apartment:</b>		<b>Interior Walls:</b>	Sheetrock / Plaster
		<b>Living Room:</b>	13'6" x 14'5"	<b>Wells:</b>	None Known
		<b>Dining Room:</b>	12'3" x 16'	<b>2018 Taxes:</b>	\$1,504 NHS
		<b>Kitchen:</b>	9' x 14'	<b>Spec. Assess.:</b>	\$69 Recycling
		<b>Bedroom:</b>	9' x 9'6"		
		<b>Bedroom:</b>	9' x 9'6"		

**Features:** This is a nice sized duplex on a corner. There is a as shared entry that goes to both apartments. The main floor apartment also has its own separate exterior entrance. The first floor has kitchen with lots of cabinets, dining room with wood laminate flooring, living room, two bedrooms, a den or third bedroom, and a full bathroom with laundry. The upstairs apartment has kitchen, formal dining, living room with hardwood floors, two bedrooms, laundry area, and full bathroom with tub/shower. Home has a full basement that has an egress window and a second stairway to the attached 3 stall garage for ample parking. You could live on the first floor and rent out the upstairs to help make the payments. This home could also be converted back into a single family dwelling. Home is priced to sell at \$54,900!



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.