



119 South 7th Street, St. James, MN 56081
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Address:	422 3rd Street North St. James, MN 56081	Living Room:	11'6" x 13'6"	Heating System:	F/A NG 10+ years
Type:	1 3/4 Story	Dining Room:	11' x 11'4"	Air Conditioning:	Wall Unit
Owner:	Hoffmann Estate	Kitchen:	11'6" x 16' 7"	Electrical Service:	100 amp CB
Age of Home:	95 +/- yrs	Cabinets:	Oak	Water Heater:	40 Gal NG
Lot Size:	100' x 140'	Den:	11'6" x 17'4"	Water Softener:	Yes, 2 yrs old
2018 Taxes:	\$600 HS	Bedroom:	9'2" x 12'	Garage:	14' x 24'
Spec. Assess.:	\$35 Recycling	Up Bedroom:	9'6" x 10'6"	Roof:	Asphalt
1st Floor Sq Ft:	936 +/-	Up Bedroom:	9'7" x 11'4"	Exterior:	Vinyl
2nd Floor Sq Ft:	700 +/-	Up Bedroom:	11'7" x 12'	Interior Trim:	Fir
Basement:	936 +/-	Baths:	1 & 3/4 & 1/2	Interior Walls:	Plaster
Storage Shed:	11'x 16'	Showers:	1	Wells:	1
		Rec Room:	20' x 26'		

Features: This features a very spacious kitchen and eating area with lots of oak cabinets as well as a built-in hutch, formal dining room, living room with adjoining den, full bath with tub/shower enclosure, and one bedroom. Upper level consists of three bedrooms and lots of extra storage cabinets in hallway. There is a full basement with a partially finished rec-room. This home is heated with an energy efficient forced air furnace, updated circuit breaker electrical. This home has all newer thermo pane windows throughout, as well as 2 year old shingles, and vinyl siding. There is also a large one plus stall garage towards the alley and an extra utility shed. This home is located on a very spacious 100' x 140' corner lot with lots of trees for shade, as well as a large garden area south of the house. Located in a great, well established residential neighborhood and priced for immediate sale.

Legal Description: Lots 11 & 12, Block 62, First Addn., City of St. James

Parcel: 20.276.0770

Price: \$74,900



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.