



119 South 7th Street, St. James, MN 56081
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Address:	722 1st Street South St. James, MN 56081	Living Room:	11'7" x 15'8"	Heating System:	FA NG
Type:	1 1/2 Story	Dining Room:	11'7" x 14'	Air Conditioning:	Central - Newer
Owner:	Laura Lujan	Kitchen:	9'6" x 11'6"	Electrical Service:	150 Amp CB
Age of Home:	90 +/- years	Cabinets:	Wood / Painted	Water Heater:	40 Gal NG
Lot Size:	60' x 170'	Family Room:	19'6" x 23'6"	Water Softener:	Yes
2018 Taxes:	\$682 HS	Up Bedroom:	10'1" x 11'6"	Garage:	20' x 22'
Spec. Assess.:	\$35 Recycling	Up Bedroom:	10'1" x 11'7"	Roof:	Asphalt
1st Floor Sq Ft:	20' x 24' + 24' x 26' = 1,104	Up Bedroom:	11'7" x 12'	Exterior:	Vinyl
2nd Floor Sq Ft:	est. 20' x 206' = 520 +/-	Baths:	1	Interior Trim:	Wood
Basement:	24' x 26' = 624	Shower:	1	Interior Walls:	Plaster/Sheetrock
		Deck:	16' x 24'	Front Porch:	8' x 18'

Features: This is a nice 1 1/2 story home located adjacent to Memorial Park. This home features a kitchen with laminate floor, formal dining room and living room with hardwood floors, sunken family room with fireplace, patio doors, deck and enclosed front porch. The upstairs consists of a partial open stairway and three nice sized bedrooms and full bath with tub/shower enclosure. There is a full basement under the main part of the house. Home has forced air furnace, newer central air, and updated circuit breaker electrical service. There is a detached two stall garage located just behind the house. This home has had repainting, floor covering, re-shingled in 2004 and new vinyl siding in 2008. Home is priced competitively for an immediate sale.

Legal Description: N 60' of S 171' of Outlot 8,
 Close Addition, City of St. James
Parcel: 20.201.3220

Price: \$59,900



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.