



119 South 7th Street, St. James, MN 56081
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Address:	34168 730th Avenue St. James, MN 56081	Living Room:	12'6" x 15'	Heating System:	FA/NG Lennox
Type:	1 Story	Kitchen:	9' x 13'8"	Electrical Service:	100 Amp Fused
Owner:	Matt Friesen	Cabinets:	Prefinished Maple	Water Heater:	40 Gal NG
Age of Home:	60+/- Years	Bedroom:	9'6" x 14'3"	Water Softener:	None
Lot Size:	110' x 135'	Baths:	1	Garage:	16' x 18'
2018 Taxes:	\$292 HS	Shower:	1	Storage Shed:	12' x 16'
Spec. Assess.:	\$23 Recycling	Back Entry:	4' x 10'	Roof:	Asphalt
1st Floor Sq. Ft:	640+/- sq. ft	Playhouse	8' x 10'	Exterior:	Vinyl
Basement:	640+/- sq. ft	Wells:	1 East of House	Interior Trim:	Wood
		Septic:	30' E of Garage	Interior Walls:	Sheetrock

Features: This home has had extensive renovation including but not limited to all new maple prefinished cabinets in the kitchen, new countertops, sink, and laminate flooring throughout kitchen & living room with patio door to a potential deck, full bath with tub/shower enclosure, new carpet in the large bedroom, and spacious back entryway that could be used as a laundry area. There is a full basement with re-painted walls, Lennox furnace, 100 amp fused electrical service, brand new water heater, sump pump, and pressure tank for the well that is located just east of the house. There is a 1 1/2 stall garage with a new overhead door and exterior vinyl siding. Also and 8' x 10' playhouse with storage area as well as 12' x 16' storage shed.

Legal Description: 110' x 135' in Govt Lot 4,
 Section 18-106-31
Parcel: 100.18.0500

Price: \$34,900



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.