



119 South 7th Street, St. James, MN 56081  
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<b>Address:</b>	1008 Westwood Drive St. James, MN 56081	<b>Living Area:</b>	10'2" x 12'	<b>Heating System:</b>	F/A NG
<b>Type:</b>	Split Foyer	<b>Dining Room:</b>	17' x 17'2"	<b>Air Conditioning:</b>	Central Air
<b>Owner:</b>	Andrew Freitag	<b>Kitchen:</b>	10'1" x 10'2"	<b>Electrical Service:</b>	200 Amp CB
<b>Age of Home:</b>	17 +/- years	<b>Cabinets:</b>	Maple	<b>Water Heater:</b>	50 Gal Electric
<b>Lot Size:</b>	Irregular - plat attached	<b>Family Room:</b>	16'4" x 26'8"	<b>Water Softener:</b>	Yes, Owned
<b>2018 Taxes:</b>	\$3,180 HS	<b>Up Bedroom:</b>	12' x 16'	<b>Attached Garage:</b>	24' x 34'
<b>Spec. Assess.:</b>	\$35 Recycling	<b>Up Bedroom:</b>	10'4" x 15'7"	<b>Roof:</b>	Asphalt
<b>Upper Level Sq Ft</b>	1,278 +/-	<b>Dwn Bedroom:</b>	10'5" x 15'7"	<b>Exterior:</b>	Brick - Stucco
<b>Lower Level Sq Ft</b>	1,278 +/-	<b>Dwn Bedroom:</b>	12'1" x 16'	<b>Interior Trim:</b>	Oak
<b>Deck:</b>	16' x 12'	<b>Baths:</b>	2	<b>Interior Walls:</b>	Sheetrock
<b>Patio:</b>	10' x 18'	<b>Shower:</b>	2	<b>Wells:</b>	None Known

**Features:** This is a very stately stucco split foyer home, located in a culdesac on the northwest part of St. James, in a newer residential area. This home features an upper level with a very spacious kitchen and eating area, with lots of maple cabinets, patio doors and a deck and granite patio at bottom of deck. Has cathedral ceilings, very large living room, 2 bedrooms, with master bedroom having a walk-in closet and adjoining bath. There is also a very spacious front entry with a coat closet. The lower level consists of a 16' x 27' open family room with gas log fireplace, laminate flooring, also 2 additional bedrooms, full bath, and mechanical area with energy efficient forced air furnace, central air, 200 amp CB electrical service and laundry room. This home was custom built by current owner and has 2"x 6" walls and thermopane windows through out. Also has attached 3 stall garage with automatic opener. This is a very neat home, spacious yard and is priced to sell!

**Legal Description:** Lot 4, Block 1, Jand Addition, City of St. James

**Parcel:** 20.365.0050

**Price:** \$208,500



For more information call or stop in at Mayberry Realty  
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 Gary Sturm Cell Phone (507) 327-6246  
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Visit our Website at [www.mayberryrealty.net](http://www.mayberryrealty.net)

Remarks: The information on this sheet is believed to be accurate, but we are not responsible for any errors regarding this information.



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