



119 South 7th Street, St. James, MN 56081  
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<b>Address:</b>	1112 5th Avenue South St. James, MN 56081	<b>Living Room:</b>	22'6" x 13'1"	<b>Heating System:</b>	HW NG
<b>Type:</b>	Rambler	<b>Dining Room:</b>	9'6" x 13'3"	<b>Air Conditioning:</b>	Central New 2017
<b>Owner:</b>	Dan & Kristi Sandmeyer	<b>Kitchen:</b>	9' x 13'3"	<b>Electrical Service:</b>	200 Amp CB
<b>Age of Home:</b>	39 +/- Years	<b>Cabinets:</b>	Oak	<b>Water Heater:</b>	50 Gal Electric
<b>Lot Size:</b>	75' x 135'	<b>Family Room:</b>	13' x 26'	<b>Water Softener:</b>	Yes, Owned
<b>2018 Taxes:</b>	\$1,548	<b>Bedroom:</b>	11'1" x 11'2"	<b>Garage:</b>	20' x 24'
<b>Spec. Assess.:</b>	\$35 Recycling	<b>Bedroom:</b>	11'6" x 12'6"	<b>Shop:</b>	10' x 16'
<b>1st Floor Sq Ft:</b>	1,200	<b>Mstr Bedroom:</b>	13'2" x 15'1"	<b>Roof:</b>	Asphalt
<b>Basement:</b>	28' x 40' = 1,120 +/-	<b>Baths:</b>	1, 3/4	<b>Exterior:</b>	Masonite - Brick
<b>Patio:</b>	16' x 18'	<b>Showers:</b>	2	<b>Interior Trim:</b>	Oak
<b>Utility Shed:</b>	12' x 12'	<b>Laundry:</b>	6' x 8'	<b>Interior Walls:</b>	Sheetrock
		<b>Bar Area:</b>	13' x 12'6"	<b>Wells:</b>	None Known

**Features:** This is a very nice one story home with a spacious living room, kitchen with lots of oak cabinets, dining room with patio doors, first floor laundry, two nice sized bedrooms, and full bath on the first floor. There is a full basement with interior and exterior waterproofing that was finished off in 2016, there is a family room, master bedroom with egress window, 3/4 bathroom, bar area, and mechanical room. There is an attached double garage with a shop area that is heated and insulated. The backyard is completely fenced in and has a utility shed, nice patio, and an above ground pool that is negotiable. This home has had many updates and is completely move-in ready. Priced to sell!!

**Legal Description:** W 1/2 Lots of 10, 11, & 12,  
 Block 2, Schutz's Subdivision, City of St. James  
**Parcel:** 20.602.0150

**Price:** \$124,900



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.