



119 South 7th Street, St. James, MN 56081  
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<b>Address:</b>	815 Swanson Street St. James, MN 56081	<b>Living Room:</b>	11'5" x 18'3"	<b>Heating System:</b>	FA NG
<b>Type:</b>	1 1/4 Story	<b>Dining Room:</b>	11'10" x 13'4"	<b>Air Conditioning:</b>	Window Unit
<b>Owner:</b>	Allison Karau	<b>Kitchen:</b>	9' x 12'4"	<b>Electrical Service:</b>	100 Amp CB
<b>Age of Home:</b>	71 +/-	<b>Cabinets:</b>	Birch	<b>Water Heater:</b>	40 Gal NG
<b>Lot Size:</b>	75' x 150'	<b>Up Bedroom:</b>	8'6" x 12'2"	<b>Water Softener:</b>	Own
<b>2019 Taxes:</b>	\$1016 NHS	<b>Dwn Bedroom:</b>	9'9" x 14'	<b>Garage:</b>	12' x 20'
<b>Spec. Assess.:</b>	\$35 Recycling	<b>Dwn Bedroom:</b>	8'4" x 11'8"	<b>Roof:</b>	Asphalt
<b>1st Floor Sq Ft:</b>	1,040 +/-	<b>Baths:</b>	1	<b>Exterior:</b>	Slate
<b>Basement:</b>	1,040 +/-	<b>Shower:</b>	1	<b>Interior Trim:</b>	Fir
<b>Patio:</b>	8' x 16'	<b>Mud Room:</b>	7'6" x 9'8"	<b>Interior Walls:</b>	Sheet rock
				<b>Wells:</b>	None Known

**Features:** This is a very neat 1 1/4 story home located in a well established residential neighborhood close to schools. Featuring kitchen with eating area and birch cabinets, formal dining room, large living room, two bedrooms, full bath with tub/shower, mud room, and front entry on the first floor. The upstairs has one large bedroom. There is a full basement with forced air furnace, natural gas water heater, 100 amp CB electrical service, and Wirth Bros water softener. There is a detached one stall garage. Property is located on a very spacious and shady 75' x 150' lot. This home is priced to sell with payments cheaper than rent. Must be seen to be appreciated!

**Legal Description:** S 75' of Lots 1-3,  
 Block 12, Bass Addition, City of St. James  
**Parcel:** 20.176.1160

**Price:** \$54,900



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.