



119 South 7th Street, St. James, MN 56081  
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<b>Address:</b>	116 9th Avenue North St. James, MN 56081	<b>Living Room:</b>	13'9" x 17'10"	<b>Heating System:</b>	FA NG
<b>Type:</b>	Split Foyer	<b>Dining Room:</b>	10' x 10'1"	<b>Air Conditioning:</b>	Central
<b>Owner:</b>	Herrera's	<b>Kitchen:</b>	8' x 9'8"	<b>Electrical Service:</b>	100 Amp CB
<b>Age of Home:</b>	22 +/- Years	<b>Cabinets:</b>	Oak	<b>Water Heater:</b>	40 Gal NG
<b>Lot Size:</b>	117' x 159.58'	<b>Up Bedroom:</b>	10'8" x 12'2"	<b>Water Softener:</b>	Yes, Rented
<b>2019 Taxes:</b>	\$2,462 HS	<b>Up Bedroom:</b>	9'6" x 11'1"	<b>Garage:</b>	22' x 22'
<b>Spec. Assess.:</b>	\$35 Recycling	<b>Down Bedroom:</b>	11' x 11'3"	<b>Roof:</b>	Asphalt - New 07/10
<b>1st Floor Sq Ft:</b>	906+/-	<b>Family Room:</b>	15' x 23'	<b>Exterior:</b>	Vinyl
<b>Basement:</b>	24' x 36' = 864 +/-	<b>Baths:</b>	2	<b>Interior Trim:</b>	Oak
<b>Deck:</b>	10' x 24' + 8' x 10'	<b>Shower:</b>	2	<b>Interior Walls:</b>	Sheetrock
				<b>Wells:</b>	None Known

**Features:** This is a lovely split foyer house with attached double garage, located in a cul-de-sac in a newer area of St. James. The property has an energy efficient furnace, 2" x 6" walls, and thermo pane windows. The main level consists of a newly remodeled kitchen with oak cabinets new countertops, lighting, appliances, and spacious open eating area with patio doors to adjoining "L" shaped deck, living room, new bath with walk-in shower, two very nice sized bedrooms with lots of closets and all new floor covering in 2007. The lower level has spacious family room, 3rd bedroom with built-in closets, laundry area and full bath. New front patio and lots of beautiful landscaping and newer roof.

**Legal Description:** Lot 10 and E 39' of Lot 9, Block 2, West End Park Addition

**Parcel:** 20.701.0220

**Price:** \$139,900



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