



119 South 7th Street, St. James, MN 56081  
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<b>Address:</b>	540 12th Street South St. James, MN 56081	<b>Living Room:</b>	12' x 25'	<b>Heating System:</b>	FA NG
<b>Type:</b>	1 Story	<b>Sun Room:</b>	14' x 15'	<b>Air Conditioning:</b>	Central
<b>Owner:</b>	Howard & Diana Carlson	<b>Kitchen:</b>	10'8" x 13'2"	<b>Electrical Service:</b>	100 Amp
<b>Age of Home:</b>	56 +/- Years	<b>Cabinets:</b>	Cherry	<b>Water Heater:</b>	40 gal Gas
<b>Lot Size:</b>	75' 150' + 65' x 75'	<b>Family Room:</b>	12'9" x 15'	<b>Water Softener:</b>	Owned
<b>2024 Taxes:</b>	\$2,526 HS	<b>Bedroom:</b>	9'8" x 10'	<b>Attached Garage:</b>	14' x 22'
<b>Spec. Assess.:</b>	\$35 Recycling	<b>Bedroom:</b>	10'6" x 11'6"	<b>Detached Shop &amp; Garage:</b>	24' x 28'
<b>1st Floor Sq Ft:</b>	1,616 +/- sq ft	<b>Bedroom:</b>	10'6" x 11'6"	<b>Roof:</b>	Asphalt
<b>Basement:</b>	1,120 sq ft	<b>Rec Room:</b>	12'2" x 36'	<b>Exterior:</b>	Cedar
<b>Utility Building:</b>	10' x 14'	<b>Baths:</b>	2 - 3/4	<b>Interior Trim:</b>	Maple
<b>Patio:</b>	14' x 24'	<b>Shower:</b>	2	<b>Interior Walls:</b>	Sheetrock
				<b>Wells:</b>	None

**Features:** Must see this fantastic one-story home with a lot of new upgrades! New kitchen with cherry cabinets, large living room, very attractive sunroom with patio doors to concrete patio with railings, flooring, curtains, blinds, very nice office on back of the home, nice windows, 3 bedrooms, one bath, attached one car garage, entryway with a lot of storage. Very nice mostly finished basement, real nice bath and lots of room for hobbies. Very nice backyard, large utility building for storage, 24' x 28' detached garage/shop a short distance from the house that is heated, insulated, with cupboards, counterspace that would be a great place for repairs. Concrete driveway to both garages. Must be seen to be appreciated!

**Legal Description:** E 75' of Lot 7, E 75' of S 20' of Lot 8,

N 25' of lots 8 & 9, Block 3, Schutz's Subdiv.

**Parcel:** 20.602.0280

**Price:** \$237,500



For more information call or stop in at Mayberry Realty  
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