



119 South 7th Street, St. James, MN 56081  
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<b>Address:</b>	1032 1st Avenue South St. James, MN 56081	<b>Living Room:</b>	9'3" x 12'	<b>Heating System:</b>	FA NG
<b>Type:</b>	One Story	<b>Kitchen:</b>	11' x 12'	<b>Air Conditioning:</b>	
<b>Owner:</b>	Matt Friesen	<b>Cabinets:</b>	N/A	<b>Electrical Service:</b>	100 Amp CB
<b>Age of Home:</b>	84 +/- Years	<b>Bedroom:</b>	10' x 9'6"	<b>Water Heater:</b>	40 Gal Elec
<b>Lot Size:</b>	80' x 145'	<b>Bedroom:</b>	10' x 9'	<b>Water Softener:</b>	None Known
<b>2024 Taxes:</b>	\$410	<b>Baths:</b>	1	<b>Garage:</b>	12' x 22'
<b>Spec. Assess.:</b>	\$35 Recycling	<b>Shower:</b>	1	<b>Roof:</b>	Asphalt
<b>1st Floor Sq Ft:</b>	561 +/-	<b>Bsmt Store Room:</b>	8' x 10'	<b>Exterior:</b>	Aluminum
<b>2nd Floor Sq Ft:</b>	Attic			<b>Interior Trim:</b>	Painted
<b>Basement:</b>	561 +/-			<b>Interior Walls:</b>	Sheetrock
				<b>Wells:</b>	None Known

**Features:** This house has been completely renovated throughout. Featuring spacious kitchen with new cabinets, nice sized living room, full bath with tub/shower, 2 bedrooms with ample closets, and a walk-up attic. There is a full basement, new sewer line from the house to the street, newer energy efficient forced air furnace updated 100 Amp CB, and new 40-gallon electric water heater. The shingles are relatively new, aluminum siding, detached one stall garage and is priced competitively for immediate sale! Must see to appreciate!

**Legal Description:** Lot 3, E30' of Lot 4 in Lot 3,  
 Block 21, Armstrong's Subd., City of St. James  
**Parcel:** 20.102.0150  
**Price:** \$98,500



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.