



119 South 7th Street, St. James, MN 56081
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Address:	822 3rd Street North St. James, MN 56081	Living Room:	10'6" x 15'5"	Heating System:	Lennox EE FA
Type:	One Story	Kitchen:	10' x 12'4"	Air Conditioning:	Central
Owner:	Dennis Peters Estate	Cabinets:	Wood - Painted	Electrical Service:	100 Amp CB
Age of Home:	104+/- Years	Bedroom:	8'4" x 8'2"	Water Heater:	40 Gallon NG
Lot Size:	133' x 140'	Rec Room LL:	10' x 15'	Water Softener:	Yes, owned
2024 Taxes:	\$506 HS	Baths:	1, 3/4	Garage:	14'6" x 20'
Spec. Assess.:	\$35 Recycling	Shower:	1	Shop:	14' x 30' Heated & Insulated
1st Floor Sq Ft:	680	Wells:	Yes, one	Roof:	Asphalt
Basement:	20' x 32'= 640	Interior Trim:	Fir	Exterior:	Vinyl
		Interior Walls:	Plaster		

Features: This is a one story home located on a large 133' x 140' corner lot in the NW part of St. James. The main floor has kitchen, living room, bedroom and an updated ¾ bath. Property has had lots of updating including vinyl siding, shingles, some new windows, EE furnace, CB electrical, newer water heater, full bath in the basement and possible rec room. There are two garages located to the back of the lot one of them has been made into a workshop with heat and air conditioning along with air compressor vent system for woodworking. This property is in an Estate and is being sold As Is. There is a well that is in use and could be used for watering the lawn and gardening if desired.

Legal Description: Lots 11-12 & N 1/2 of Lots 10 less S 20',
 Block 9, Armstrong's Park Addition, City of St. James

Parcel: 20.151.0890

Price: \$54,500



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.