



119 South 7th Street, St. James, MN 56081  
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<b>Address:</b>	925 7th Street South St. James, MN 56081	<b>Living Room:</b>	15'6" x 17'5"	<b>Heating System:</b>	FA NG
<b>Type:</b>	One Story	<b>Kitchen:</b>	11'6" x 12'	<b>Air Conditioning:</b>	Central
<b>Owner:</b>	Steppingstone LLC	<b>Cabinets:</b>	Oak	<b>Electrical Service:</b>	100 Amp CB
<b>Age of Home:</b>	73 +/- Years	<b>Bedroom:</b>	12' x 12'	<b>Water Heater:</b>	50 gal Elec
<b>Lot Size:</b>	40' x 140'	<b>Bedroom:</b>	12' x 12'	<b>Water Softener:</b>	None
<b>2024 Taxes:</b>	\$680 NHS	<b>Baths</b>	1	<b>Garage:</b>	14' x 24'
<b>Spec. Assess.:</b>	\$35 Recycling	<b>Shower:</b>	1	<b>Roof:</b>	Asphalt
<b>1st Floor Sq Ft:</b>	952	<b>Back Entry:</b>	6' x 8'	<b>Exterior:</b>	Wood
<b>Basement:</b>	28' x 34'	<b>Wells:</b>	None Known	<b>Interior Trim:</b>	Painted
		<b>Deck:</b>	10' x 12'	<b>Interior Walls:</b>	Sheetrock

**Features:** This home has had improvements completed and needs the right purchaser who is willing to finish the home but could be a very comfortable place to live going forward. There is an updated bathroom, new stove and refrigerator, updated furnace, water heater, electric service, and new floor coverings. This home needs some TLC but could be a very attractive home to live in.

**Legal Description:** N 40 ' of Lot 6 in Block 24, Close Addition, City of St. James.

**Parcel:** 20.201.2140

**Price:** \$95,000



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.