



119 South 7th Street, St. James, MN 56081  
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<b>Address:</b>	809 9th Avenue North St. James, MN 56081	<b>Living Room:</b>	12'9" x 17'	<b>Heating System:</b>	FA NG
<b>Type:</b>	1 1/4 Story	<b>Dining Room:</b>	6'2" x 8'9"	<b>Air Conditioning:</b>	Central & Wall
<b>Owner:</b>	Dennis Johnson	<b>Kitchen:</b>	8'9" x 8'9"	<b>Electrical Service:</b>	100 Amp CB
<b>Age of Home:</b>	79 +/- Years	<b>Cabinets:</b>	Fir	<b>Water Heater:</b>	40 Gal Gas
<b>Lot Size:</b>	150' x 148.5'	<b>Bedroom:</b>	9'9" x 12'4"	<b>Water Softener:</b>	Yes, Owned
<b>2024 Taxes:</b>	\$1,120 HS	<b>Bedroom:</b>	8'5" x 11'5"	<b>Garage:</b>	22' x 38'
<b>Spec. Assess.:</b>	\$35 Recycling	<b>Up Bedroom:</b>	12'8" x 15'	<b>Roof:</b>	Asphalt
<b>1st Floor Sq Ft:</b>	812	<b>Dwn Family Room:</b>	12' x 20'	<b>Exterior:</b>	Slate Siding
<b>2nd Floor Sq Ft:</b>	364+/-	<b>Dwn Hobby Room:</b>	8'5" x 12'	<b>Interior Trim:</b>	Fir
<b>Basement:</b>	26' x 30' + 4' x 8'	<b>Baths:</b>	1 & 3/4	<b>Interior Walls:</b>	Plaster
		<b>Shower:</b>	2	<b>Wells:</b>	None Known

**Features:** Very attractive cape-cod style home on a large lot with a lot of trees. Featuring kitchen, large living room, 2 bedrooms and bath on first floor. Upstairs has a very large room that would be great for a bedroom or hobby room. Well-built basement with poured concrete, newer electrical service, energy efficient furnace and central a/c, basement has 12' x 20' rec room, 8' x 12' hobby room, 3/4 shower that could use updating, and 22' x 38' garage with electric opener.

**Legal Description:** E 65' of Lot 1; S 48.5' of E 65' Lot 2;  
 W 65' of Lot 6; W 65' of Lot 5, Adj Vac Alley, Bass Addn, Trustee's Subd.

**Parcel:** 20.177.0560  
**Price:** \$145,000



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.