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Address: 812 9th Street South

St. James, MN 56081

Type: 1 1/2 Story

Age of Home: 93+/Lot Size: 75' x 150'
2024 Taxes: \$912 HS

Spec. Assess.: \$35 Recycling

1st Floor Sq Ft: 1,255

2nd Floor Sq Ft: 20' x 37'= 740

Basement: 1,223

Wells: None Known

Living Room: 13'3" x 20'7"

Dining Room: 11' x 14'4"

Kitchen: 12' x 16'

Cabinets: Oak

Family Room: 12'6" x 33'
Bedroom: 11'7" x 12'2"

Bedroom: 11'7" x 12'4" **Up Bedroom:** 9' x 9'7"

Up Bedroom: 13'3" x 18'2" **Baths:** Full, Half & 3/4

Showers: 2

Storage: 8' x 10'

Heating System: Lennox FA NG

Air Conditioning: Central

Electrical Service: 150 Amp CB
Water Heater: 50 Cal Flortric

Water Heater: 50 Gal Electric
Water Softener: Yes, Own
Garage: 18' x 20'
Garage: 18' x 22'
Roof: Asphalt
Exterior: Stucco
Interior Trim: Oak / Birch

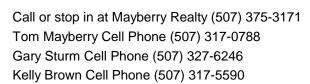
Interior Walls: Plaster

Features: This is a very attractive 1 ½ story home located in a nice location in the SW part of St. James. There is a kitchen with all new cabinets and countertops and flooring, formal dining room with lots of oak woodwork, very nice living room with lots of windows, cute front entry with bench and solid oak door. There is a full bathroom with new stool and vanity, and all new flooring, and two very nice sized bedrooms with closets and new carpet all on the first floor. Upstairs has two additional bedrooms, half bath, hardwood floors, lots of built-ins, and tons of storage. There is a full basement that has a lot of potential for finishing. Property is heated with a forced air furnace and has an updated central air unit, updated 150amp CB electrical service with all new fixtures throughout the home. The stucco exterior of the home was freshly painted. There are two detached garages, both with cement floors and new shingles. This is a lovely home with many improvements and is move-in ready.

Legal Description: Lot 2, Block 18, Close Addition, City of St. James

Parcel: 20.201.1500 **Price:** \$179,900













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