



119 South 7th Street, St. James, MN 56081  
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<b>Address:</b>	708 10th Street South St. James, MN 56081	<b>Living Room:</b>	12'10" x 19'4"	<b>Heating System:</b>	EE FA NG
<b>Type:</b>	1 1/2 Story	<b>Dining Room:</b>	10'2" x 18'6"	<b>Air Conditioning:</b>	Central
<b>Owner:</b>	Pete & Sherri Poulson	<b>Kitchen &amp; Eating Area:</b>	10' x 11'3" +	<b>Electrical Service:</b>	100 Amp CB
<b>Age of Home:</b>	104 +/-	<b>Area:</b>	11'6" x 15'7"	<b>Water Heater:</b>	40 Gal NG
<b>Lot Size:</b>	50' x 150'	<b>Cabinets:</b>	Painted	<b>Water Softener:</b>	Yes, Owned
<b>2025 Taxes:</b>	\$1,660 HS	<b>LL Family Room:</b>	14' x 19'	<b>Insulated Garage:</b>	21' x 28'
<b>Spec. Assess.:</b>	\$38 Recycling	<b>Bedroom:</b>	11'7" x 13'1"	<b>Roof:</b>	Steel
<b>1st Floor Sq Ft:</b>	1,100 +/-	<b>Up Bedroom:</b>	11'6" x 14'6"	<b>Exterior:</b>	Vinyl
<b>2nd Floor Sq Ft:</b>	560 +/-	<b>Up Bedroom:</b>	8'6" x 11'4"	<b>Interior Trim:</b>	Oak
<b>Basement:</b>	Full	<b>Baths:</b>	1 & 3/4	<b>Interior Walls:</b>	Plaster
<b>Patio:</b>	18' x 20'	<b>Shower:</b>	1	<b>Wells:</b>	None Known
		<b>Store Room:</b>	8' x 8'		

**Features:** Very nice 1 ½ Story house located in a well-established residential area in the southeast part of St. James. This property has had substantial renovations through the years and is in great condition. Featuring a very spacious open kitchen with lots of cabinets & pantry off the kitchen and eating area with laminate floor, formal dining room with laminate flooring, open-concept living room, large bedroom with adjoining ¾ bath, partial open stairway upstairs to 2 large bedrooms and full bath. Full basement with possibility of rec room, laundry area, newer EE Amana furnace with central a/c, updated circuit breaker electrical service, newer water heater and owned water softener. This home has a lot of attractive varnished woodwork. There is a patio off eating area. Home has vinyl siding, steel roof, some Thermopane windows, 2 ½ stall detached garage facing the alley. This property sits on a shady 50' x 150' lot. This home has many amenities and is ready to move in to!

**Legal Description:** Lot 2, Block 2 S 50',  
Close's Addition, City of St. James

**Parcel:** 20.201.0100

**Price:** \$159,500



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.