



119 South 7th Street, St. James, MN 56081  
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<b>Address:</b>	109 10th Avenue South St. James, MN 56081	<b>Living Room:</b>	13'7" x 22'4"	<b>Heating System:</b>	FA NG
<b>Type:</b>	Ranch	<b>Dining Area:</b>	9'3" x 11'4"	<b>Air Conditioning:</b>	Central
<b>Owner:</b>	Janet Jacobson	<b>Kitchen:</b>	7' x 12'	<b>Electrical Service:</b>	100 CB
<b>Age of Home:</b>	69 +/- Years	<b>Cabinets:</b>	Birch	<b>Water Heater:</b>	40 Gal Gas
<b>Lot Size:</b>	75' x 150'	<b>Formal Dining:</b>	14'6" x 18'	<b>Water Softener:</b>	None
<b>2025 Taxes:</b>	\$2,122 NHS	<b>Bedroom:</b>	11' x 13'6"	<b>Garage:</b>	12' x 20'
<b>Spec. Assess.:</b>	\$38 Recycling	<b>Bedroom:</b>	9'10" x 11'5"	<b>Roof:</b>	Asphalt
<b>1st Floor Sq Ft:</b>	1,369	<b>Baths:</b>	1 & 3/4	<b>Exterior:</b>	Cedar Shakes
<b>Basement:</b>	308 +/- sq ft	<b>Shower:</b>	1	<b>Interior Trim:</b>	Birch & Fir
		<b>Wells:</b>	None Known	<b>Interior Walls:</b>	Plaster / Panel

**Features:** This is a very nice one story home in an excellent location, close to Memorial Park and St. James Lake. The main floor has very nice kitchen with lots of birch cabinets and eating area, there is also a formal dining room with patio doors, living room, front entry, two bedrooms, and completely remodeled full bathroom. There is a partial basement with laundry, 3/4 bath, CB electrical, forced air furnace with central air, and gas water heater. There is an attached garage, large concrete driveway, and private backyard with views of the lake. This home is a must see!

**Legal Description:** W 75' of E 127' of  
Lots 6 & 7, Exc N 27', Block 30, Close's Addition  
**Parcel:** 20.201.2900  
**Price:** \$159,900



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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.