



119 South 7th Street, St. James, MN 56081  
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<b>Address:</b>	308 11th Ave N St. James, MN 56081	<b>Living Room:</b>	13'6" x 14'3"	<b>Heating System:</b>	FA NG
<b>Type:</b>	1 1/4 Story	<b>Dining Room:</b>	10'10" x 11'	<b>Air Conditioning:</b>	Central
<b>Owner:</b>	John Spear	<b>Kitchen:</b>	11' x 13'6"	<b>Electrical Service:</b>	150 Amp CB
<b>Age of Home:</b>	87 +/- Years	<b>Cabinets:</b>	Birch	<b>Water Heater:</b>	Navier - Tankless NG
<b>Lot Size:</b>	104' x 100' - 4' x 80' + 50' x 50'	<b>Bedroom:</b>	10'9" x 10'10"	<b>Water Softener:</b>	Morton - Owned
<b>2025 Taxes:</b>	\$1,298 HS	<b>Up Bedroom:</b>	12'3" x 13'5"	<b>Garage:</b>	22' x 24'
<b>Spec. Assess.:</b>	\$38 Recycling	<b>Office/Closet Area:</b>	12'3" x 13'6"	<b>Shop:</b>	22' x 38'
<b>1st Floor Sq Ft:</b>	728	<b>Baths:</b>	1 & 1/2	<b>Roof:</b>	Asphalt
<b>2nd Floor Sq Ft:</b>	392 +/-	<b>Shower:</b>	2	<b>Exterior:</b>	Vinyl Siding
<b>Basement:</b>	26' x 28' = 728'	<b>Wells:</b>	None Known	<b>Interior Trim:</b>	Fir & Painted
				<b>Interior Walls:</b>	Plaster

**Features:** This is an attractive home on the north side of St. James with kitchen, very nice dining and living room, first floor bedroom, and updated full bathroom. The upstairs has a large store room or office, and an additional bedroom. This home has a number of upgrades and updates including a newer roof, laminated floors and carpeting replaced recently, tankless water heater, owned water softener, refrigerator, washer and dryer which will remain with the home. There is a really nice two car garage plus a large shop which is a bonus now days with everything we have to take care of. This would be very comfortable place to live. We would like to show it to you.

**Legal Description:** Lot 4, Block G,  
104' x 100' in N 1/2 less 4' x 80' and 50' x 50'  
Armstrong Park Addition, City of St. James  
**Parcel:** 20.151.1640  
**Price:** \$159,000



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.