



119 South 7th Street, St. James, MN 56081
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Address:	308 11th Ave N St. James, MN 56081	Living Room:	13'6" x 14'3"	Heating System:	FA NG
Type:	1 1/4 Story	Dining Room:	10'10" x 11'	Air Conditioning:	Central
Owner:	John Spear	Kitchen:	11' x 13'6"	Electrical Service:	150 Amp CB
Age of Home:	87 +/- Years	Cabinets:	Birch	Water Heater:	Navier - Tankless NG
Lot Size:	104' x 100' - 4' x 80' + 50' x 50'	Bedroom:	10'9" x 10'10"	Water Softener:	Morton - Owned
2025 Taxes:	\$1,298 HS	Up Bedroom:	12'3" x 13'5"	Garage:	22' x 24'
Spec. Assess.:	\$38 Recycling	Office/Closet Area:	12'3" x 13'6"	Shop:	22' x 38'
1st Floor Sq Ft:	728	Baths:	1 & 1/2	Roof:	Asphalt
2nd Floor Sq Ft:	392 +/-	Shower:	2	Exterior:	Vinyl Siding
Basement:	26' x 28' = 728'	Wells:	None Known	Interior Trim:	Fir & Painted
				Interior Walls:	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: \$179,000



For more information call or stop in at Mayberry Realty
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Visit our Website at www.mayberryrealty.net

Remarks: The information on this sheet is believed to be accurate, but we are not responsible for any errors regarding this information.