



119 South 7th Street, St. James, MN 56081  
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|                         |   |                       |               |                            |                 |
|-------------------------|---|-----------------------|---------------|----------------------------|-----------------|
| <b>Address:</b>         | 801 9th Avenue North<br>St. James, MN 56081 | <b>Living Room:</b>   | 13'6" x 23'   | <b>Heating System:</b>     | FA NG           |
| <b>Type:</b>            | Ranch                                       | <b>Dining Room:</b>   | 9'6" x 12'6"  | <b>Air Conditioning:</b>   | Central         |
| <b>Owner:</b>           | Hannah & Zach Rushing                       | <b>Kitchen:</b>       | 9'6" x 11'    | <b>Electrical Service:</b> | 100 Amp CB      |
| <b>Age of Home:</b>     | 76 +/- Years                                | <b>Cabinets:</b>      | Birch         | <b>Water Heater:</b>       | 50 Gal Electric |
| <b>Lot Size:</b>        | 75' x 148.5'                                | <b>Family Room:</b>   | 13'8" x 21'   | <b>Water Softener:</b>     | Yes, Owned      |
| <b>2025 Taxes:</b>      | \$1,832 HS                                  | <b>Bedroom:</b>       | 10'6" x 12'9" | <b>Attached Garage:</b>    | 24' x 26'       |
| <b>Spec. Assess.:</b>   | \$38 Recycling                              | <b>Bedroom:</b>       | 9'2" x 12'9"  | <b>Roof:</b>               | Asphalt         |
| <b>1st Floor Sq Ft:</b> | 1,368 +/-                                   | <b>Dwn Bedroom:</b>   | 11'9" x 19'   | <b>Exterior:</b>           | Aluminum        |
| <b>Basement:</b>        | 1,012 +/-                                   | <b>Dwn Storeroom:</b> | 11'9" x 19'   | <b>Interior Trim:</b>      | Birch           |
|                         |   | <b>Baths:</b>         | 1 & 1/2       | <b>Interior Walls:</b>     | Sheetrock       |
|                         |   | <b>Shower:</b>        | 1             | <b>Wells:</b>              | None Known      |

**Features:** This one-story home is located on a corner lot with shade trees and a fenced in backyard. Home has a very nice kitchen, dining room, living room, sunroom that faces the backyard, two nice sized bedrooms, and a full bath on the first floor. Basement has two rooms with egress windows that could be used for bedrooms or hobbies, ½ bath, and basement was waterproofed with lifetime warranty. Forced air furnace with central a/c, new water heater in 2024, water softener, and circuit breaker electrical. The two-stall attached garage is heated and air conditioned with a hard surface driveway, patio with gazebo and utility shed in the backyard. This property has had many updates, and the seller will leave the stove, fridge, microwave, washer, dryer, utility shed, and more. Must see this home to appreciate all it has to offer!

**Legal Description:** S 48.5' of W 75' of Lot 2,  
W 75' of Lot 1, Block 6, Trustee's Subdivision  
of Bass Addition, City of St. James

**Parcel:** 20.177.0570

**Price:** \$189,500



For more information call or stop in at Mayberry Realty  
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Visit our Website at [www.mayberryrealty.net](http://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.





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