



119 South 7th Street, St. James, MN 56081  
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<b>Address:</b>	1113 2nd Ave S St. James, MN 56081	<b>Living Room:</b>	12'5" x 25'5"	<b>Heating System:</b>	FA NG
<b>Type:</b>	Ranch	<b>Kitchen:</b>	11'4" x 14'5"	<b>Air Conditioning:</b>	Central
<b>Owner:</b>	Vicente & Candelaria Ibarra	<b>Cabinets:</b>	Oak	<b>Electrical Service:</b>	100 Amp CB
<b>Age of Home:</b>	76 +/- Years	<b>Bedroom:</b>	9' x 12'6"	<b>Water Heater:</b>	40 Gal NG
<b>Lot Size:</b>	86' x 150'	<b>Bedroom:</b>	11'8" x 12'6"	<b>Water Softener:</b>	Owned
<b>2026 Taxes:</b>	\$2,172 NHS	<b>Bedroom:</b>	7'2" x 11'6"	<b>Attached Garage:</b>	11' x 25'
<b>Spec. Assess.:</b>	\$38 Recycling	<b>LL Bedroom:</b>		<b>Detached Garage:</b>	20' x 35'
<b>1st Floor Sq Ft:</b>	1,128	<b>LL Bedroom:</b>		<b>Roof:</b>	Asphalt
<b>Basement:</b>	1,128	<b>Baths:</b>	2	<b>Exterior:</b>	Vinyl & Brick
<b>Patio:</b>	14' x 15'	<b>Shower:</b>	2	<b>Interior Trim:</b>	Fir
				<b>Interior Walls:</b>	Sheetrock
				<b>Wells:</b>	None Known

**Features:** One-story home located on the east side of St. James in a residential area. This home has a large kitchen with oak cabinets, eating area, large living room, 3 bedrooms and a bath on the first floor, one of the bedrooms could be used as an office or den. Lower level has 1-2 bedrooms, bathroom, furnace, central air, and updated electrical service. Exterior of the home has vinyl siding & bricks, attached one-stall garage, and a two-car garage to the back of the home.

**Legal Description:** E 86' of W 756' exc N 15'  
 Gov't Lot 12-13, Lot 14, Bertholet's Subdivision  
**Parcel:** 20.179.0320  
**Price:** \$215,000



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.