



119 South 7th Street, St. James, MN 56081
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Address:	345 2nd Street South Butterfield, MN 56120	Living Room:	10'6" x 13'5"	Heating System:	Coleman NG
Type:	1 1/2 Story	Dining Room:	10'1" x 13'4"	Air Conditioning:	Central
Owner:	Maria Barron	Kitchen:	7'10" x 11'5"	Electrical Service:	150 Amp CB
Age of Home:	96 +/- Years	Cabinets:	Birch	Water Heater:	40 Gal Gas
Lot Size:	75' x 330'	Entry:	7' x 13'3"	Water Softener:	Culligan, Owned
2026 Taxes:	\$1,376 HS	Dwn Bedroom:	9'7" x 11'5"	Garage:	22' x 30'
Spec. Assess.:	\$38 Recycling	Up Bedroom:	9' x 11'5"	Roof:	Steel
1st Floor Sq Ft:	700 +/-	Up Bedroom:	10'4" x 11'	Exterior:	Wood / Brick
2nd Floor Sq Ft:	500 +/-	Up Bedroom:	11'1" x 12'	Interior Trim:	Oak
Basement:	22' x 26' = 572'	Baths:	2	Interior Walls:	Sheetrock
		Shower:	2	Wells:	None Known

Features: Charming 4-bedroom, 1½-story home located in the south part of Butterfield. The main level features a front entry, living room, first-floor bedroom, formal dining, and kitchen. Upstairs, you'll find three additional bedrooms and bathroom with a tub/shower combination. There is a full basement with second bathroom, laundry area, mechanical room, and plenty of storage. The home has 150-amp CB electrical service, a Coleman forced-air furnace with central air, Culligan water softener, and natural gas water heater. New steel roof installed approximately 3 years ago, vinyl replacement windows, recently painted siding along with partial brick front. Located on an extra-large 150' x 165' lot with plenty of room for outdoor activities and gardening. The property includes a double garage as well as a 20' x 36' shed, perfect for hobbies or additional storage.

Legal Description: Lots 4-9; N 25' of Lot 5 & 8,
Block 49, Armstrong's Addition
Parcel: 13.151.6240
Price: \$119,000



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.