



119 South 7th Street, St. James, MN 56081
 Phone: 507-375-3171 • Fax: 507-375-5400
 Website: www.mayberryrealty.net
 Email: mayberry@mayberryrealty.net



Address:	1004 Elton Avenue St. James, MN 56081	Living Room:	16'2" x 21'	Heating System:	FA NG
Type:	Twin Home	Dining Room:	9' x 13'9"	Air Conditioning:	Central
Owner:	Wible / Hergott	Kitchen:	11' x 12'	Electrical Service:	200 Amp CB
Age of Home:	11 +/-	Cabinets:	Custom Made	Water Heater:	52 Gal NG
Lot Size:	Irregular	Family Room:	16' x 20' + 7' x 10'	Water Softener:	Own
2016 Taxes:	\$3,000 HS	Bedroom:	11'6" x 15'8"	Garage:	24' x 24'
Spec. Assess.:	\$35 Recycling	Dwn Bedroom:	12' x 12'	Roof:	Asphalt
1st Floor Sq Ft:	1,527 +/-	Dwn Bedroom:	12'2" x 15'6"	Exterior:	Steel
Basement:	1,463 +/-	Baths:	2 Full & 1/2	Interior Trim:	Oak
Entry / Laundry:	7' x 12'	Shower:	2	Interior Walls:	Sheetrock
				Wells:	None Known

Features: This is quality construction at its FINEST! This home was custom-built by the Goeser Family. Featuring a very spacious kitchen with custom-made white finished cabinets; very spacious eating area with walnut floor throughout kitchen and eating area; formal dining room with patio doors to the deck and access to the beautiful backyard; very spacious living room with gas fireplace; lots of elegant lighting; ½ bath off the entry as well as a mud room/laundry room just inside attached 2-stall garage with openers and concrete driveway; very large master bedroom with walk-in closets and adjoining master bath with custom-made cabinets, tile floor. Partial open stairway to the lower level with a tastefully finished family room with large windows for natural lighting and a gorgeous view of the beautifully landscaped backyard, brick and landscaping. Also, an additional full bath and 2 very spacious bedrooms with large closets; mechanical room with energy efficient Forced Air furnace, Central Air Conditioning, 200 Amp CB electrical service, newer gas water heater, water softener, Air Exchange, and RO Drinking Water System. This home is very energy efficient and has Truss floor joists, Truss rafters, 2" x 6" walls, energy efficient Anderson thermo pane windows, asphalt shingles, metal fascia & soffit and steel siding. This home is also tiled around with a sump pump. This home is beautifully landscaped with lots of trees, shrubs, and greenery, as well as an underground sprinkler system. Seeing is believing in this custom-built home with quality and expertise construction and is located in a near new residential area north of the High School. This home MUST be seen to be appreciated, as properties like this rarely come available on the market and could be your new dream home, with all that is needed is the key to enjoy! Charm, Character & Quality!

Legal Description: Part of Lot 12; Adj 2' of Outlot C, Mayberry Hills Outlot Add'n; Block 3 Mayberry Hills 5th Addition, City of St. James
Parcel: 20.456.0341
Price: \$259,900



For more information call or stop in at Mayberry Realty
 Tom Mayberry Cell Phone (507) 317-0788
 Gary Sturm Cell Phone (507) 327-6246
 Kelly Brown Cell Phone (507) 317-5590

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.



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