



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:	502 4th Avenue North St. James, MN 56081	Living Room:	15'2" x 15'3"	Heating System:	FA NG
Type:	Duplex	Kitchen:	13' x 18'4"	Air Conditioning:	Central
Owner:	Gladys Sandmeyer	Cabinets:	Oak	Electrical Service:	2 - 100 Amp CB
Age of Home:	100 +/-	Family Room:	12'6" x 15'6"	Water Heater:	40 Gallon Electric
Lot Size:	70' x 150'	Bedroom:	11'6" x 13'	Water Softener:	Owned
2016 Taxes:	\$518 HS	Bedroom:	12' x 15'5"	Garage:	24' x 26'
Spec. Assess.:	\$69 Recycling	Baths:	1	Roof:	Asphalt
1st Floor Sq Ft:	1,459 +/-	Shower:	1	Exterior:	Vinyl
2nd Floor Sq Ft:	880 +/- Estimated	Den:	6'7" x 11'2"	Interior Trim:	Varnished Wood
Basement:	1,459 +/-	LL Rec Room:	14' x 24'	Interior Walls:	Sheetrock
		Utility Shed:	10' x 12'	Wells:	In Garage
				Barn:	14' x 20' + 12' x 20'

Features: This home is located in the northwest part of St. James on a spacious 70' x 150' corner lot. Large kitchen with lots of oak cabinets, eating area, formal dining room, living room with adjoining den, 2 bedrooms with lots of closets and full bath with laundry area on the first floor. Home has a full basement with partially finished rec room, additional 3/4 bath with laundry room and lots of storage. This home has an Energy Efficient Forced Air furnace with Central Air Conditioning, and 2 - 100 amp circuit breaker boxes. This home has had substantial renovation and improvements, including newer thermo pane windows, vinyl siding, asphalt shingles, metal fascia and soffit, and newer furnace. There is also a detached 2-stall garage and 2 other outbuildings. This home must be seen to be appreciated!

Legal Description: W 70' of Lots 10-12,
 Block 71, First Addition, City of St. James
Parcel: 20.276.1530
Price: \$53,500

Upstairs Apartment

Kitchen:	10' x 13'
Living Room:	15'4" x 15'7"
Bath / Shower:	1
Bedroom:	8' x 12'5"



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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