



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



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|-------------------------|--|---------------------|----------------------|----------------------------|-----------------------------|
| Address: | 1122 1st Avenue South St. James, MN 56081 | Foyer: | 8' x 11' | Heating System: | FA NG |
| Type: | 1 1/2 Story | Living Room: | 13'3" x 15'10" | Air Conditioning: | Central |
| Owner: | Pat Westman | Dining Room: | 11' x 12'4" | Electrical Service: | 100 Amp CB |
| Age of Home: | 90 +/- | Kitchen: | 11'2" x 16'1" | Water Heater: | 40 Gal NG |
| Lot Size: | 100' x 150' | Cabinets: | Prefinished | Water Softener: | Own |
| 2016 Taxes: | \$1,210 NSH | Dwn Bedroom: | 11'2" x 13'3" | Garage: | 32' x 32' less 12' x 12' |
| Spec. Assess.: | \$214.78 Rec & Street | Up Bedroom: | 11'7" x 13'1" | Roof: | Asphalt |
| 1st Floor Sq Ft: | 960 | Up Bedroom: | 9'9" x 13' + 4' x 6' | Exterior: | Wood |
| 2nd Floor Sq Ft: | 512 est. | Full Baths: | 1 | Interior Trim: | Oak & Fir |
| Basement: | 24' x 32' = 768 | 1/2 Baths: | 2 | Interior Walls: | Plaster / Panel |
| Front Porch: | 8' x 24' | Showers: | 1 | Wells: | None Known |

Features: This is a well-kept 1 1/2 story home located on the east edge of St. James. Main floor consists of a spacious foyer entry, 3-season front porch, kitchen & eating area with lots of cabinets, formal dining room, living room, 1/2 bath & master bedroom. Upper level has 2 bedrooms with new carpet, and a full bath. There is a full basement with newer Comfort Air Furnace, 1/2 bath, shop area and lots of head room. There is a 32' x 32' garage located to the back of the lot with a 12' x 12' shop inside. Located on a large residential lot with lots of trees and yard. City & country living all in one.

Truly a must see!

Legal Description: W 139' of Lots 1 & 2,
Bertholet's Subdivision, Gov't Lots 12 & 13

Parcel: 20.179.0080

Price: \$79,000



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

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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.