



119 South 7th Street, St. James, MN 56081  
 Phone: 507-375-3171 ▪ Fax: 507-375-5400  
 Website: [www.mayberryrealty.net](http://www.mayberryrealty.net)  
 Email: [mayberry@mayberryrealty.net](mailto:mayberry@mayberryrealty.net)



<b>Address:</b>	1134 8th Street North St. James, MN 56081	<b>Living Room:</b>	13'2" x 21'	<b>Heating System:</b>	FA NG
<b>Type:</b>	2 Story	<b>Dining Room:</b>	10'6" x 15'	<b>Air Conditioning:</b>	Central
<b>Owner:</b>	Dan & Jane Birkholz	<b>Kitchen:</b>	12'2" x 20'	<b>Electrical Service:</b>	150 Amp CB
<b>Age of Home:</b>	42 +/-	<b>Cabinets:</b>	Alder wood	<b>Water Heater:</b>	40 Gal NG
<b>Lot Size:</b>	100' x 150'	<b>1st Floor Den:</b>	16' x 17'	<b>Water Softener:</b>	Own
<b>2017 Taxes:</b>	\$2,118 HS	<b>Family Room:</b>	13' x 30'	<b>Garage:</b>	22' x 34' + 12' x 16'
<b>Spec. Assess.:</b>	\$35 Recycling	<b>Up Bedroom:</b>	9' x 11'	<b>Roof:</b>	Asphalt
<b>1st Floor Sq Ft:</b>	1,332	<b>Up Bedroom:</b>	10'1" x 11'	<b>Exterior:</b>	Vinyl
<b>2nd Floor Sq Ft:</b>	884	<b>Up Bedroom:</b>	10' x 15'5"	<b>Interior Trim:</b>	Oak & Prefinished
<b>Basement:</b>	26' x 34'	<b>Mstr Bedroom:</b>	11'5" x 15'	<b>Interior Walls:</b>	Sheetrock
<b>Patio:</b>	12' x 12' + 14' x 20'	<b>Full Baths:</b>	1	<b>Wells:</b>	None Known
		<b>Half Baths:</b>	2		
		<b>Showers:</b>	1		

**Features:** Charming home in an excellent location on the North side of St. James in a newer area. The first floor has front entry, living room with bow window, half bath, first floor laundry, family room with floor to ceiling storage, formal dining area, ceramic tile, and a beautifully remodeled kitchen which has black granite countertops, Alder wood cabinets, smooth cooktop, raised peninsula, office area with lots of storage. Upstairs consisting of master bedroom with master bath, three additional bedrooms, and full bathroom. The basement is poured concrete walls with rec room, storage/mechanical area, and is stubbed for another bath. There is an attached four stall garage that is insulated and heated. The exterior has insulated vinyl siding, newer windows, lots of landscaping, exposed aggregate patio, and underground sprinkler system. This truly is a lovely home and is a must see!

**Legal Description:** Lot 5, Block 4 & S 1/2 of  
 adj. vac 12th Ave, Trustee's Subd. of Bass Addition  
**Parcel:** 20.177.0400  
**Price:** \$229,900



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](http://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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