



119 South 7th Street, St. James, MN 56081  
 Phone: 507-375-3171 ▪ Fax: 507-375-5400  
 Website: [www.mayberryrealty.net](http://www.mayberryrealty.net)  
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<b>Address:</b>	1004 3rd Street North St. James, MN 56081	<b>Living Room:</b>	12' x 20'	<b>Heating System:</b>	FA NG - Lennox
<b>Type:</b>	Split Level	<b>Kitchen:</b>	11'6" x 12'8"	<b>Air Conditioning:</b>	Central
<b>Owner:</b>	Matt & Jess Runge	<b>Cabinets:</b>	Prefinished	<b>Electrical Service:</b>	100 Amp CB
<b>Age of Home:</b>	35+/- Years	<b>Family Room:</b>	15' x 15'7"	<b>Water Heater:</b>	40 Gal NG
<b>Lot Size:</b>	112.5' x 150'	<b>Bedroom:</b>	10' x 14'3"	<b>Water Softener:</b>	Owned
<b>2017 Taxes:</b>	\$1,200 HS	<b>Bedroom:</b>	9' x 9'9"	<b>Garage:</b>	24' x 24'
<b>Spec. Assess.:</b>	\$35 Recycling	<b>Bedroom:</b>	9'7" x 13'3"	<b>Roof:</b>	Asphalt
<b>1st Floor Sq Ft:</b>	28' x 36'=1008	<b>Bedroom:</b>	9' x 13'4"	<b>Exterior:</b>	Vinyl
<b>Basement:</b>	14' x 36'= 504	<b>Baths:</b>	1 1/2	<b>Interior Trim:</b>	Oak
		<b>Shower:</b>	1	<b>Interior Walls:</b>	Sheetrock
				<b>Wells:</b>	None Known

**Features:** This is a very nice split-level home located on a spacious corner lot in a newer well established residential neighborhood in the Northeast part of St. James. Features brand new kitchen with eating area and large living room, open stairway to the upper level which has 3 nice sized bedrooms, lots of closets, and completely remodeled full bath. The lower level has a very nice family room, 1/2 bath, 4th bedroom, laundry area, mechanical area, EE furnace with central air, CB electrical service, and water softener. There is an attached double garage that is insulated and heated. Home has vinyl siding, metal fascia and soffit, and thermopane windows. Great House, Great Location, Great Price!

**Legal Description:** Lot 2, Sorensen's  
3rd Addition, Armstrong Park Addition.

**Parcel:** 20.1153.0010

**Price:** \$119,900



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

# MR Realty

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