



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:	207 4th Street North St. James, MN 56081	Living Room:	14' x 15'2"	Heating System:	FA NG
Type:	1 1/2 Story	Dining Room:		Air Conditioning:	Central
Owner:	Hurley Family	Kitchen:	13'6" x 15'3"	Electrical Service:	100 Amp CB
Age of Home:	100 +/-	Cabinets:	Wood / Painted	Water Heater:	50 Gal Electric
Lot Size:	90' x 140'	Family Room:		Water Softener:	None
2017 Taxes:	\$336 HS	Dwn Bedroom:	8'9" x 11'9"	Garage:	None
Spec. Assess.:	\$35 Recycling	Up Bedroom:	8' x 11'5"	Roof:	Steel
1st Floor Sq Ft:	915 +/-	Up Bedroom:	11'6" x 12'	Exterior:	Aluminum
2nd Floor Sq Ft:	410 +/- est.	Baths:	1	Interior Trim:	Wood / Painted
Basement:	690 +/-	Shower:	1	Interior Walls:	Plaster
		Laundry:	4' x 6'	Wells:	None Known

Features: This property features a very spacious kitchen with large eating area, living room, one bedroom, and a newly remodeled handicap accessible bath with walk-in shower, 1st floor laundry and a spacious entry. The upstairs consists of two very nice size bedrooms. Near full concrete block basement under the house that was constructed approximately 25 years ago. This home is heated with an Energy Efficient Lennox Forced Air furnace with Central Air Conditioning and has 100 amp circuit breaker electrical. This property has had a substantial amount of remodeling throughout, as well as aluminum siding and near new steel roof. Home is located on a very spacious 90' x 140' lot. Priced to sell for an immediate sale with payments cheaper than rent!

Inclusion: Adj. 100' x 140' lot w/ 10' x 16' utility shed - Priced separate & \$5,000

Legal Description: Lot 4, N 40' of Lot 5, Blk 80, 1st Addition, City of St. James

Parcel: 20.276.2160

Price: \$37,500



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.