



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



<b>Address:</b>	132 Sunset Drive St. James, MN 56081	<b>Living Room:</b>	14'1" x 24'	<b>Heating System:</b>	FA NG
<b>Type:</b>	1 Story	<b>Dining Room:</b>	11'6" x 17'	<b>Air Conditioning:</b>	Central
<b>Owner:</b>	Dave & Brenda Schmillen	<b>Kitchen:</b>	11' x 11'	<b>Electrical Service:</b>	200 Amp CB
<b>Age of Home:</b>	27 +/-	<b>Cabinets:</b>	Marilat	<b>Water Heater:</b>	50 Gal Elec
<b>Lot Size:</b>	120' x 244' x 268' irreg.	<b>Family Room:</b>	14' x 30'	<b>Water Softener:</b>	Yes
<b>2017 Taxes:</b>	\$3,816 HS	<b>Sun Room:</b>	10' x 13'	<b>Garage:</b>	21' x 32'
<b>Spec. Assess.:</b>	\$35 Recycling	<b>Master Bedroom:</b>	12'2" x 14'8"	<b>Roof:</b>	Asphalt
<b>1st Floor Sq Ft:</b>	1,621- See Attached	<b>Bedroom:</b>	10' x 11'	<b>Exterior:</b>	Cedar/Redwood
<b>Basement:</b>	623	<b>Bedroom:</b>	10' x 12'	<b>Interior Trim:</b>	Oak
<b>Utility Shed:</b>	10' x 12'	<b>Bath:</b>	2 & 3/4	<b>Interior Walls:</b>	Sheetrock
		<b>Laundry &amp; Pantry:</b>	4' x 10'	<b>Wells:</b>	None Known

**Features:** This is a quality custom built home on St. James Lake. Featuring a spacious foyer, spacious kitchen with lots of cabinets, new granite countertop, eating area, formal dining room with three sided natural gas fireplace, patio doors to patio, living room with built in book shelves & patio doors to the four season sun room. This home has three bedrooms with the master bedroom having a walk-in closet & adjoining full bath. Also another full bath with step-in tub/shower, first floor laundry room, & adjoining pantry off the kitchen. This home has a partial basement with a finished family room with new egress window, ¾ bath, & storage area. Attached 3 stall garage with additional newer 10' x 16' insulated shop, an underground sprinkler system & security system. Home has neat backyard, lots of trees & flowers, patio, steps down to the lake. This has a very neat & private back yard & lakeshore. This is truly a one of a kind property that rarely comes for sale on the market. It has quality workmanship throughout as well as pride in ownership. You must see to appreciate the many amenities this home has to offer. Near new FA furnace and Central Air, new shingles on house in 2015, with exterior re-stained last year. **A MUST SEE!!**

**Legal Description:** Lot 1, Block 1,  
Willow Vue #2, City of St. James.

**Parcel:** 20.702.0010

**Price:** \$299,000



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 Cell Phone (507) 317-5590

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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