



119 South 7th Street, St. James, MN 56081  
 Phone: 507-375-3171 ▪ Fax: 507-375-5400  
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<b>Address:</b>	901 9th Street South St. James, MN 56081	<b>Living Room:</b>	13'2" x 15'4"	<b>Heating System:</b>	FA NG
<b>Type:</b>	2 Story	<b>Dining Room:</b>	9' x 12'9"	<b>Air Conditioning:</b>	Central
<b>Owner:</b>	Jennie Firchau	<b>Kitchen:</b>	7'6" x 10'6"	<b>Electrical Service:</b>	200 Amp CB
<b>Age of Home:</b>	90 +/-	<b>Eating Area:</b>	9' x 8'8"	<b>Water Heater:</b>	40 Gal NG
<b>Lot Size:</b>	75' x 150'	<b>Cabinets:</b>	Birch	<b>Water Softener:</b>	Own
<b>2017 Taxes:</b>	\$772 HS	<b>Family Room:</b>	16'4" x 14'4" + 9' x 6'6"	<b>Garage:</b>	30' x 26' + 20' x 26'
<b>Spec. Assess.:</b>	\$35 Recycling	<b>Bedroom:</b>	9' x 11'3"	<b>Roof:</b>	Asphalt
<b>1st Floor Sq Ft:</b>	1,352	<b>Up Bedroom:</b>	10'4" x 12'	<b>Exterior:</b>	Wood
<b>2nd Floor Sq Ft:</b>	624 est.	<b>Up Bedroom:</b>	9' x 11'1"	<b>Interior Trim:</b>	Birch
<b>Basement:</b>		<b>Up Store Room:</b>	6' x 6'	<b>Interior Walls:</b>	Sheetrock
<b>Front Porch:</b>	8' x 20'	<b>Bsmt Bedroom:</b>	10' x 9'5"	<b>Wells:</b>	1 - by garage
<b>Back Entry/Office:</b>	14'6" x 18'	<b>Baths:</b>	1 & 3/4		
		<b>Shower:</b>	1		

**Features:** 2-story home with lots of living area, featuring a very spacious kitchen and eating area with patio doors to deck, formal dining room, living room, 4-season front porch, and bedroom. Upstairs consists of 2 bedrooms, full bath, and store room. Step down family room from kitchen, along with office area and patio doors to an attached 50' x 26' garage with lots of storage, shop and mechanical area. There is a full basement under the main portion of the house with bedroom, 3/4 bath, store room and mechanical area with Forced Air furnace, Central Air, 200 amp CB electrical and newer water heater. Very large 75' x 150' corner lot, and great location in the southeast part of St. James.

**Legal Description:** Lot 10,  
 Block 22, Close's Addition  
**Parcel:** 20.201.1930  
**Price:** \$62,500



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](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.

# MR Mayberry Realty

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