



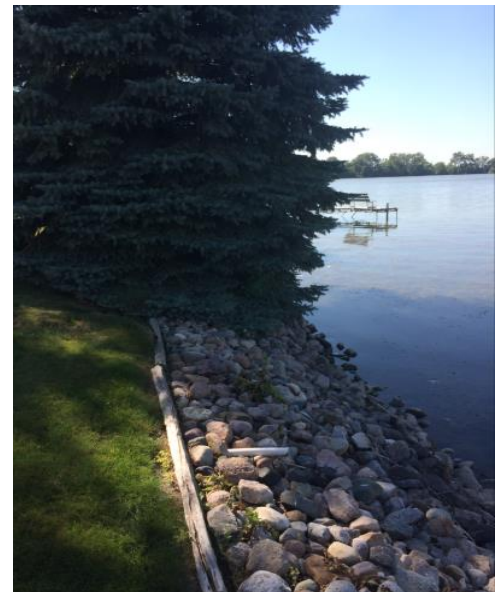
119 South 7th Street, St. James, MN 56081
 Phone: 507-375-3171 • Fax: 507-375-5400
 Website: www.mayberryrealty.net
 Email: mayberry@mayberryrealty.net



Address:	120 Sunset Drive St. James, MN 56081	Living Room:	12'4" x 27'	Heating System:	Lennox FA NG
Type:	Rambler	Dining Room:	16' x 16'8"	Air Conditioning:	Central
Owner:	Rich & Cheryl Miller	Kitchen:	10' x 11'8"	Electrical Service:	200 Amp CB
Age of Home:	30 +/- years	Cabinets:	Oak	Water Heater:	52 Gal Electric
Lot Size:	15,076 sq ft - irregular	Family Room:	15' x 24'5"	Water Softener:	Yes, Own
2017 Taxes:	\$3,358 HS	Bedroom:	12'3" x 13'	Garage:	28' x 28' + 11' x 26'
Spec. Assess.:	\$35 Recycling	Bedroom:	10' x 11'	Roof:	Asphalt
1st Floor Sq Ft:	1,623	Dwn Bedroom:	11'7" x 12'5"	Exterior:	Siding & Brick
Basement:	28' x 44 + 8' x 14' = 1,344	Baths:	1, 3/4, 1/2	Interior Trim:	Oak
Patio:	14' x 24'	Shower:	Yes	Interior Walls:	Sheetrock
Sun Room:	14'5" x 14'10"	Rec Room:	12' x 13'	Wells:	None Known
				Utility Shed:	8' x 10'

Features: Truly one-of-a-kind home with a large shady lot on St. James Lake. Home has spacious kitchen with a breakfast area, lots of oak cabinets, formal dining room, living room with Cozy Heat fireplace, a very nice sunroom off living room with a gorgeous view of the lake, a large patio and first floor utility, with 1/2 bath, 2 large bedrooms, lots of closets and brand new full bath ceramic tile with in-floor heat. The basement is finished with a family room, bedroom, 3/4 bath and rec area and 3-stall attached garage. Updates in 2017 consist of new carpet and all new Anderson thermo pane windows in the sunroom, Dura ceramic flooring in the kitchen and laundry area, Pergo flooring in the dining and family room, as well as a brand new water heater and water softener. Home is located on south shore of St. James Lake in a newer housing area that has a lot of charm and character and would be a wonderful place to live, very nice shore line to lake, lots of trees, completely and professionally landscaped around entire house and yard. **Must see to appreciate!**

Legal Description: Lot 7,
 Block 1, Willow Vue No. 2
Parcel: 20.702.0070
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 Home Phone (507) 317-5590

Visit our Web page 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.



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