



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:	119 1st Avenue Ormsby, MN 56162	Living Room:	13'5" x 16'3"	Heating System:	FA NG
Type:	1 1/2 Story	Dining Room:	11' x 14'4"	Air Conditioning:	Central
Owner:	Lueth	Kitchen:	11' x 14'6"	Electrical Service:	200 Amp CB
Age of Home:	77 +/-	Cabinets:	Oak	Water Heater:	40 Gal NG
Lot Size:	140' x 159'	Family Room:	15' x 25'7"	Water Softener:	Own
2017 Taxes:	\$808 HS	Dwn Bedroom:	10'1" x 11'6"	Garage:	18' x 20' & 26' x 26'
Spec. Assess.:	\$100 Water Assess.	Up Bedroom:	11'4" x 13'	Roof:	Asphalt
1st Floor Sq Ft:	950 +/-	Up Bedroom:	11'6" x 13'	Exterior:	Steel
2nd Floor Sq Ft:	400 +/- est.	Baths:	1	Interior Trim:	Oak
Basement:	952 +/-	Shower:	1	Interior Walls:	Sheetrock
				Wells:	None Known

Features: Very neat, well-kept home that has had lots of renovating and updating, including but not limited to first floor oak hardwood floors throughout, very spacious front entry with coat closet, kitchen with new oak cabinets, very spacious eating area, living room with Cozy Heat fireplace, bedroom with double closets, full bath with tub/shower and laundry area. Upstairs consists of 2 very nice size bedrooms with lots of closets and built-ins and lots of storage. Basement is partially finished with sump pump, rec room, egress window, mechanical area, and store room that is completely plumbed for a future bath. Also, near new EE forced air LP furnace, updated 200 amp circuit breaker electrical service, newer water heater and 2 year old softener. Exterior consists of newer steel siding, all new thermo pane windows, asphalt shingles, metal fascia and soffit, completely re-done open front porch with partial brick, as well as a patio out the back door. This home has been completely redecorated throughout the interior as well. There is a 26' x 26' garage that has been built in recent years that is insulated and heated with lots of storage above, as well as an additional 18' x 20' garage for extra vehicles, storage or yard equipment. This home sits on a very spacious 140' x 159' lot and is priced competitively to sell and could be your new dream home. Must see to appreciate!

Legal Description: S 1/2 of Lot 2, Lots 3, 4 & 5,
 S 9' of Lot 5, Blk 6, Original, City of Ormsby

Parcel: 19.100.1190

Price: \$89,500



For more information call or stop in at Mayberry Realty
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 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.



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