



119 South 7th Street, St. James, MN 56081  
 Phone: 507-375-3171 ▪ Fax: 507-375-5400  
 Website: [www.mayberryrealty.net](http://www.mayberryrealty.net)  
 Email: [mayberry@mayberryrealty.net](mailto:mayberry@mayberryrealty.net)



<b>Address:</b>	620 6th Avenue South St. James, MN 56081	<b>Living Room:</b>	13' x 16'7"	<b>Heating System:</b>	Electric Base Board
<b>Type:</b>	Rambler	<b>Dining Room:</b>	9' x 10'6"	<b>Air Conditioning:</b>	Wall Unit
<b>Owner:</b>	Terry Aspelund	<b>Kitchen:</b>	8' x 13'	<b>Electrical Service:</b>	200 Amp CB
<b>Age of Home:</b>	37 +/-	<b>Cabinets:</b>	Oak	<b>Water Heater:</b>	50 Gal Electric
<b>Lot Size:</b>	60' x 75'	<b>Bedroom:</b>	10'4" x 11'6"	<b>Water Softener:</b>	Owned
<b>2017 Taxes:</b>	\$298 HS	<b>Bedroom:</b>	11' x 11'6"	<b>Garage:</b>	12' x 28'
<b>Spec. Assess.:</b>	\$35 Recycling	<b>Baths:</b>	1 & 1/2	<b>Roof:</b>	Asphalt
<b>1st Floor Sq Ft:</b>	992 +/-	<b>Shower:</b>	1	<b>Exterior:</b>	Vinyl
<b>Basement:</b>	Crawl Space	<b>Laundry:</b>	14' x 6'	<b>Interior Trim:</b>	Prefinished
		<b>Front Entry:</b>	5' x 8'	<b>Interior Walls:</b>	Sheetrock
				<b>Wells:</b>	None Known

**Features:** This is a very nice, well kept one story home located within walking distance to downtown. There is an open kitchen with lots of oak cabinets, dining area, spacious living room, two large bedrooms, lots of closets, recently remodeled full bath, and laundry room with extra 1/2 bath. Home has been completely repainted and has newer floor coverings throughout. There is an attached 12' x 28' garage that is finished off and has lots of storage above. The exterior has attractive landscaping and there is a new street out front. This home is very efficient and your cost of living could be cheaper than rent and is priced to sell!

**Legal Description:** E 60' of W 260' of N 75',  
 Lot 6, Block 45, Original Plat, City of St. James  
**Parcel:** 20.100.4000  
**Price:** \$59,900



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

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Remarks: The information on this sheet is believed to be accurate, but we are not responsible for any errors regarding this information.