



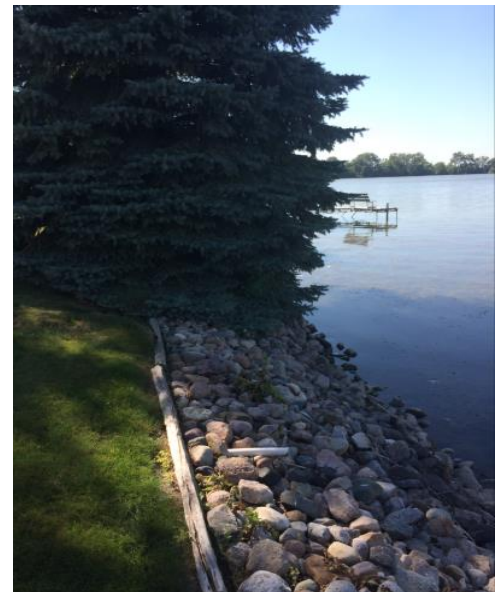
119 South 7th Street, St. James, MN 56081  
 Phone: 507-375-3171 • Fax: 507-375-5400  
 Website: [www.mayberryrealty.net](http://www.mayberryrealty.net)  
 Email: [mayberry@mayberryrealty.net](mailto:mayberry@mayberryrealty.net)



<b>Address:</b>	120 Sunset Drive St. James, MN 56081	<b>Living Room:</b>	12'4" x 27'	<b>Heating System:</b>	Lennox FA NG
<b>Type:</b>	Rambler	<b>Dining Room:</b>	16' x 16'8"	<b>Air Conditioning:</b>	Central
<b>Owner:</b>	Rich & Cheryl Miller	<b>Kitchen:</b>	10' x 11'8"	<b>Electrical Service:</b>	200 Amp CB
<b>Age of Home:</b>	30 +/- years	<b>Cabinets:</b>	Oak	<b>Water Heater:</b>	52 Gal Electric
<b>Lot Size:</b>	15,076 sq ft - irregular	<b>Family Room:</b>	15' x 24'5"	<b>Water Softener:</b>	Yes, Own
<b>2017 Taxes:</b>	\$3,358 HS	<b>Bedroom:</b>	12'3" x 13'	<b>Garage:</b>	28' x 28' + 11' x 26'
<b>Spec. Assess.:</b>	\$35 Recycling	<b>Bedroom:</b>	10' x 11'	<b>Roof:</b>	Asphalt
<b>1st Floor Sq Ft:</b>	1,623	<b>Dwn Bedroom:</b>	11'7" x 12'5"	<b>Exterior:</b>	Siding & Brick
<b>Basement:</b>	28' x 44 + 8' x 14' = 1,344	<b>Baths:</b>	1, 3/4, 1/2	<b>Interior Trim:</b>	Oak
<b>Patio:</b>	14' x 24'	<b>Shower:</b>	Yes	<b>Interior Walls:</b>	Sheetrock
<b>Sun Room:</b>	14'5" x 14'10"	<b>Rec Room:</b>	12' x 13'	<b>Wells:</b>	None Known
				<b>Utility Shed:</b>	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:** \$289,000



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](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.



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