



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>	1022 2nd Avenue South St. James, MN 56081	<b>Living Room:</b>	11'4" x 23'1"	<b>Heating System:</b>	FA - NG
<b>Type:</b>	1 1/2 Story	<b>Dining Room:</b>	10'6" x 11'6"	<b>Air Conditioning:</b>	Central
<b>Owner:</b>	Preston & Laura Roloff	<b>Kitchen:</b>	10'2" x 11'2"	<b>Electrical Service:</b>	100 Amp CB
<b>Age of Home:</b>	60+/- Years	<b>Cabinets:</b>	Painted	<b>Water Heater:</b>	50 Gal Elec
<b>Lot Size:</b>	62' x 150'	<b>Family Room:</b>	14'4" x 23'4"	<b>Water Softener:</b>	Yes, Own
<b>2018 Taxes:</b>	\$636 HS	<b>Up Bedroom:</b>	10'5" x 14'3"	<b>Garage:</b>	18' x 24'
<b>Spec. Assess.:</b>	\$35 Recycling	<b>Up Bedroom:</b>	13' x 14'3"	<b>Roof:</b>	Asphalt
<b>1st Floor Sq Ft:</b>	24' x 30'= 720+/-	<b>Baths:</b>	1 1/2	<b>Exterior:</b>	Aluminum
<b>2nd Floor Sq Ft:</b>	16' x 30'= 480+/-	<b>Shower:</b>	1	<b>Interior Trim:</b>	Fir
<b>Basement:</b>	24' x 30'= 720+/-	<b>Wells:</b>	None Known	<b>Interior Walls:</b>	Plaster

**Features:** This is a very neat, well kept home that has had the best of care with lots of updates and improvements. The first floor has nice sized kitchen with lots of cabinets, formal dining room with built in bar and corner hutch, living room with hardwood floors, front and back entry, and newly remodeled 1/2 bath. The upstairs consists of two large bedrooms with customized, adjustable shelving, and bathroom. There is a full basement with a family room/play area, washer dryer, lots of shelving and storage. The backyard is very private with lots of landscaping, a playset, two storage sheds, garden area, fire pit, and level sand area set up for a pool which they would include. There is an 18' x 24' garage that has been insulated, wired, has cabinets, and a built in workbench. This home is a must see!!

**Legal Description:** E 43' of N 150' of Lot 2 in Original, and W 7' of Lot 2 in Lot 2 & N 1/2 of Lot A, Block 22, Remple's Subdivision  
**Parcel:** 20.100.2200

**Price:** \$69,900



For more information call or stop in at Mayberry Realty  
 Tom Mayberry Home Phone (507) 317-0778  
 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.