



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>	915 9th Avenue North St. James, MN 56081	<b>Living Room:</b>	15'6" x 16'4"	<b>Heating System:</b>	F/A NG
<b>Type:</b>	1 Story Walkout	<b>Dining Room:</b>	10' x 10'1"	<b>Air Conditioning:</b>	Window Unit
<b>Owner:</b>	Delia Bustamante - Mur	<b>Kitchen:</b>	8'6" x 10'	<b>Electrical Service:</b>	150 amp CB
<b>Age of Home:</b>	19 +/- yrs	<b>Sun Room:</b>	10' x 10'6"	<b>Water Heater:</b>	52 Gal Elec
<b>Lot Size:</b>	75' x 150'	<b>Cabinets:</b>	Oak	<b>Water Softener:</b>	None
<b>2018 Taxes:</b>	\$1,550 HS	<b>Bedroom:</b>	11'6" x 15'4"	<b>Attached Garage:</b>	22' x 22'
<b>Spec. Assess.:</b>	\$35 Recycling	<b>Bedroom:</b>	9'8" x 9'8"	<b>Roof:</b>	Asphalt
<b>1st Floor Sq Ft:</b>	1,036 +/-	<b>Baths:</b>	2 w/laundry	<b>Exterior:</b>	Vinyl / Brick
<b>Basement:</b>	1,036 +/-	<b>Shower:</b>	2	<b>Interior Trim:</b>	Varnished
				<b>Interior Walls:</b>	Sheetrock
				<b>Wells:</b>	None Known

**Lower Level - 3 bdrm apt.**

<b>Kitchen:</b>	11'6" x 16'1"	<b>Bedroom:</b>	9'6" x 10'
<b>Living Room:</b>	12'5" x 14'7"	<b>Bedroom:</b>	10' x 12'6"

**Features:** Very spacious kitchen, eating area with tile floor, nice sized living room with laminate wood floor, two bedrooms, full bath with first floor laundry, and patio doors to four season porch. Lower level consists of an open kitchen/living room, two more bedrooms, and a full bath with laundry as well. This home could be utilized as a duplex or could be a very spacious 4 bedroom single family home. Lower level has a walk-out basement as well. Heated with forced air furnace and 150 amp circuit breaker electrical, and an attached two stall garage. Most of lower level has been re-done with ceramic tile floors. This is a very attractive home with lots of updates and redecorating and is very fairly priced for immediate sale. Must see to appreciate!

**Legal Description:** W 65' of Lot 6, W 65' of S 53.8' of Bass Addn., City of St. James

**Parcel:** 20.177.0645

**Price:** \$106,500



For more information call or stop in at Mayberry Realty  
 Tom Mayberry Cell Phone (507) 317-0788  
 Gary Sturm Cell Phone (507) 327-6246  
 Kelly Brown Cell Phone (507) 317-5590

Visit our Website 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.