



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:	1101 7th Street South St. James, MN 56081	Living Room:	16'3" x 22'	Heating System:	FA NG
Type:	Tuck - Under	Dining Room:	10'6" x 11'	Air Conditioning:	Central Air
Owner:	Nick & Harley Trauba	Kitchen:	10' x 11'6"	Electrical Service:	150 Amp CB
Age of Home:	42 +/- yrs	Cabinets:	Prefin. Varnish	Water Heater:	40 Gal NG
Lot Size:	approx. 105' x 185'	Family Room:	15'3" x 19'	Water Softener:	Yes, Owned
2018 Taxes:	\$1,792 HS	Mstr Bedroom:	13' x 13'2"	Garage:	22' x 28'
Spec. Assess.:	\$35 Recycling	Bedroom:	10'7" x 11'6"	Roof:	Asphalt
Under Level:	1, 568 +/-	Bedroom:	10'7" x 11'6"	Exterior:	Aluminum
Lower Level:	912 +/-	Baths:	2 & 3/4	Interior Trim:	Prefinished
Deck:	10' x 14'	Shower:	2	Interior Walls:	Panel / Painted
				Wells:	None Known

Features: Real easy living in this home that is in move-in condition. The main floor has kitchen, dining, living, 3 bedrooms, and 2 baths. The master bedroom has its own bath and a large closet. Off the back side there is a large entry with a deck. Lower level has a very nice rec room with a fireplace, 3/4 bath, easy access storage and utility room, and an attached large 2 car garage. Roof and siding are in very good condition. This is an extra large lot that could used for a lot of hobbies, with a great country side view on the south side of town!

Legal Description: Lot 10 except N 40', Floradale 3rd Addition, & Lot 11, Floradale Addition, Block 1 of Floradale 4th Addition

Parcel: 20.279.0090

Price: \$126,500



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