



119 South 7th Street, St. James, MN 56081
 Phone: 507-375-3171 ▪ Fax: 507-375-5400
 Website: www.mayberryrealty.net
 Email: mayberry@mayberryrealty.net

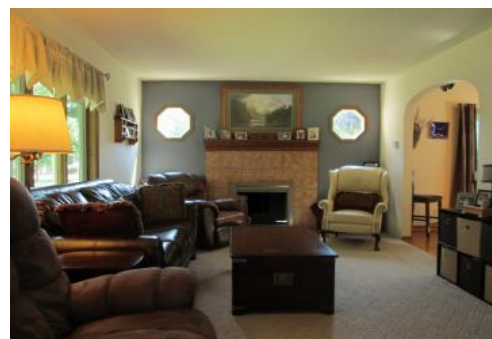


Address:	406 8th Avenue North St. James, MN 56081	Living Room:	12'2" x 19'	Heating System:	FA NG - New 2017
Type:	1 Story	Dining Room:	11'1" x 11'6"	Air Conditioning:	Central
Owner:	Josh & Franny Brown	Kitchen:	11'8" x 24'	Electrical Service:	100 amp CB
Age of Home:	80 +/- years	Cabinets:	Oak	Water Heater:	40 Gal Gas
Lot Size:	90' x 159.7'	Bedroom:	10'1" x 11'2"	Water Softener:	Yes - New 2017
2018 Taxes:	\$1,176 HS	Bedroom:	10'2" x 11'2"	Garage:	28' x 24' att 14' x 20' det
Spec. Assess.:	\$35 Recycling	Mstr Bedroom:	12' x 14'3"	Roof:	Asphalt
1st Floor Sq Ft:	1,524 +/-	Rec Room:	10' x 17'6"	Exterior:	Vinyl Siding
Basement:	984 +/-	Baths:	2 & 1/2	Interior Trim:	Oak/ Fir
		Shower:	Yes	Interior Walls:	Plaster & Sheetrock
		Deck:	12' x 20'		

Features: This is an excellent home that has been very well cared for and has many updates. House features spacious kitchen with lots of oak cabinets, center island with eating area, formal dining room with patio doors to deck, living room with fireplace, front and back entries, full bath, master bedroom with walk-in closet and additional full bath, two more bedrooms, and store room with laundry hook ups all on the first floor. The basement is mostly finished with laundry room, office, rec room, half bath, and store room. There is also a walk-up attic for lots of additional storage. There is an attached double garage that is insulated and finished off with sheetrock and cabinets in addition there is an oversized single garage to the back. The exterior has all new entry doors, vinyl siding, thermopane casement windows, metal fascia & soffit, newer asphalt shingles, concrete driveway with extra concrete pad, very nice freshly stained deck, lots of landscaping and gardens. This home is truly a must see in completely move-in ready condition.

Legal Description: East 90' of Lots 10, 11, and 12,
 Block 7, Armstrong's Park Addition, City of St. James
Parcel: 20.151.0710

Price: \$158,900



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

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

Mayberry Realty

119 South 7th Street, St. James, MN 56081

Phone: 507-375-3171 • Fax: 507-375-5400

Website: www.mayberryrealty.net

Email: mayberry@mayberryrealty.net

