



119 South 7th Street, St. James, MN 56081  
 Phone: 507-375-3171 ▪ Fax: 507-375-5400  
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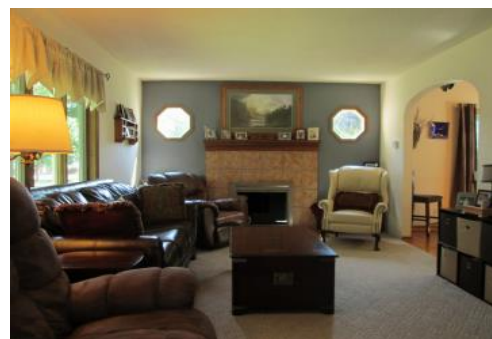


<b>Address:</b>	406 8th Avenue North St. James, MN 56081	<b>Living Room:</b>	12'2" x 19'	<b>Heating System:</b>	FA NG - New 2017
<b>Type:</b>	1 Story	<b>Dining Room:</b>	11'1" x 11'6"	<b>Air Conditioning:</b>	Central
<b>Owner:</b>	Josh & Franny Brown	<b>Kitchen:</b>	11'8" x 24'	<b>Electrical Service:</b>	100 amp CB
<b>Age of Home:</b>	80 +/- years	<b>Cabinets:</b>	Oak	<b>Water Heater:</b>	40 Gal Gas
<b>Lot Size:</b>	90' x 159.7'	<b>Bedroom:</b>	10'1" x 11'2"	<b>Water Softener:</b>	Yes - New 2017
<b>2018 Taxes:</b>	\$1,176 HS	<b>Bedroom:</b>	10'2" x 11'2"	<b>Garage:</b>	28' x 24' att 14' x 20' det
<b>Spec. Assess.:</b>	\$35 Recycling	<b>Mstr Bedroom:</b>	12' x 14'3"	<b>Roof:</b>	Asphalt
<b>1st Floor Sq Ft:</b>	1,524 +/-	<b>Rec Room:</b>	10' x 17'6"	<b>Exterior:</b>	Vinyl Siding
<b>Basement:</b>	984 +/-	<b>Baths:</b>	2 & 1/2	<b>Interior Trim:</b>	Oak/ Fir
		<b>Shower:</b>	Yes	<b>Interior Walls:</b>	Plaster & Sheetrock
		<b>Deck:</b>	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:** \$149,900



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.

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