



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:	301 Southview Drive St. James, MN 56081	Living Room:	18' x 24'	Heating System:	FA NG
Type:	Ranch	Dining Area:	10'8" x 14'	Air Conditioning:	Central
Owner:	Jared & Rebecca Fiedler	Kitchen:	12' x 16'	Electrical Service:	200 Amp CB
Age of Home:	17 +/-	Cabinets:	Amerock/White	Water Heater:	50 Gal Electric
Lot Size:	100' x 140' est.	Mstr Bedroom:	14' x 17'	Water Softener:	Own / RO System
2018 Taxes:	\$3,174 HS	Bedroom:	11' x 11'4"	Garage:	20' x 23'
Spec. Assess.:	\$35 Recycling	Baths:	1 & 3/4	Roof:	Asphalt -new in 2010
1st Floor Sq Ft:	1,772 +/-	Shower:	2	Exterior:	Vinyl
Basement:	Full	Deck:	13' x 20'	Interior Trim:	Oak
		Wells:	None known	Interior Walls:	Sheetrock

Features: This is truly a beautiful home with lots of charm, quality & character. Very spacious front entry with closet, elegant open kitchen with lots of Amerock kitchen cabinets, island, lazy susan, roll-outs with adjustable shelves & large pantry. Very bright sunroom/eating area with hardwood oak floors and lots of southern window exposure for natural lighting, open dining room and living room, patio door to 14' x 20' deck, and first floor laundry room. Large master bedroom with walk-in closet, adjoining full bath with tub/shower, tile floor and elegant cabinetry. Second bedroom with 3/4 bath with tile floor. There is a full basement, area stubbed in for an additional bath, egress window, energy-efficient forced air furnace, central air conditioning, 200 amp circuit breaker electrical service, fresh air exchange, water softener and RO drinking water system. This home also has poured concrete foundation, truss floor joists and basement has been insulated and sheet rocked, and ready to finish. Lots of attractive landscaping outside, along with an underground sprinkler system. This home has quality at its finest and truly is a turnkey home ready to move into!

Legal Description: Lot 5, Block 1,
 Sorensen's 5th Addition, City of St. James
Parcel: 20.611.0060
Price: \$204,900



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

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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