



119 South 7th Street, St. James, MN 56081
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Address:	132 6th Avenue South St. James, MN 56081	Family Room:	13'4" x 18'2"	Heating System:	HW NG Boiler & FA/NG Furnace
Type:	2 Story	Living Room:	13'3" x 14'6"	Air Conditioning:	Central
Owner:	Erik & Meggie Munsterman	Dining Room:	12' x 14'5"	Electrical Service:	200 Amp CB
Age of Home:	100 +/-	Kitchen:	12' x 13'6"	Water Heater:	50 Gallon Elec
Lot Size:	81' x 150'	Cabinets:	Hickory	Water Softener:	Own
2009 Taxes:	\$844 HS	Dwn Office or Bed:	10'5" x 13'7"	Garage:	24' x 24'
Spec. Assess.:	\$35 Recycling	Up Mstr Bedroom:	13'4" x 13'5"	Roof:	Asphalt
1st Floor Sq Ft:	1,428	Up Bedroom:	10'7" x 12'	Exterior:	Steel / Aluminum
2nd Floor Sq Ft:	1,092	Up Bedroom:	11' x 11'7"	Interior Trim:	Oak
Basement:	26'x29' + 10'x23'= 984	Full Baths:	1	Interior Walls:	Drywall
Open Porch:	8' x 19'	3/4 Baths:	2	Up Laundry :	9'2" x 13'1"
Patio:	20' x 20'	Showers:	3	Wells:	None Known

Features: Move right in to this elegant, stately two story home located in the heart of St. James. The open floor plan and completely redone kitchen make this a perfect family home great for entertaining! The first floor consists of a remodeled kitchen full of beautiful custom made Hickory cabinetry and large island open to the formal dining room and living room. Adjacent to the kitchen is a cozy family room and back entry for easy access to the backyard and two stall garage. There is also an office with plenty of room for storage, a remodeled full bath and beautiful French doors that lead to the open oak stairway. The upstairs consists of large master bedroom with master bath and large closets, two additional very good sized bedrooms with ample closets, 3/4 bath, and separate laundry room with tons of storage, as well as a walk-up attic for even more storage. The home has been uniquely landscaped, has maintenance free metal siding, newer shingles, Anderson windows, 200 amp CB electrical service, new energy efficient water heater, and owned softener. It must be seen to appreciate the class, character, charm, and amenities this home has to offer. Homes like this rarely become available and it is truly amazing to see all of the personal touches that have been included in the renovation of this home.

Legal Description: Lot 13 & W 31' of

Lot 12, Block 46, Original

Parcel: 20.100.4210

Price: \$169,900



For more information call or stop in at Mayberry Realty
 Tom Mayberry Home Phone (507) 317-0788
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 Remarks: The information on this sheet is believed to be accurate, but we are not responsible for any errors regarding this information.

