



119 South 7th Street, St. James, MN 56081  
 Phone: 507-375-3171 ▪ Fax: 507-375-5400  
 Website: [www.mayberryrealty.net](http://www.mayberryrealty.net)  
 Email: [mayberry@mayberryrealty.net](mailto:mayberry@mayberryrealty.net)



<b>Address:</b>	509 Weston Avenue St. James, MN 56081	<b>Living Room:</b>	12'3" x 22'	<b>Heating System:</b>	FA/Elec
<b>Type:</b>	1 1/2 Story	<b>Dining Room:</b>	11'6" x 16'4"	<b>Air Conditioning:</b>	Central
<b>Owner:</b>	Shirley Hagen Living Trust	<b>Kitchen:</b>	9'6" x 14'	<b>Electrical Service:</b>	200 Amp CB
<b>Age of Home:</b>	100 +/-	<b>Cabinets:</b>	Oak	<b>Water Heater:</b>	Doesn't Work
<b>Lot Size:</b>	50' x 159'	<b>Dwn Bedroom:</b>	8'8" x 17'	<b>Water Softener:</b>	Own
<b>2018 Taxes:</b>	\$917 NHS	<b>Up Bedroom:</b>	10' x 14'	<b>Garage:</b>	24' x 30'
<b>Spec. Assess.:</b>	\$35 Recycling	<b>Up Bedroom:</b>	11'5" x 12'	<b>Roof:</b>	Asphalt
<b>1st Floor Sq Ft:</b>	958 +/-	<b>Up Store Room:</b>	6' x 6'	<b>Exterior:</b>	Steel
<b>2nd Floor Sq Ft:</b>	estimated 14' x 22' = 308	<b>Baths:</b>	1	<b>Interior Trim:</b>	Oak / Fir
<b>Basement:</b>	22' x 34' = 748	<b>Shower:</b>	1	<b>Interior Walls:</b>	Sheetrock
		<b>Utility Shed:</b>	10' x 18'	<b>Wells:</b>	None Known

**Features:** This house has had updating in recent years, spacious kitchen with oak cabinets, some re-insulated walls, formal dining room, living room, one bedroom, and bath with shower on the first floor, two bedrooms up, partial basement with forced air electric heating system, separate Lennox Central Air conditioning, 200 amp CB electrical service. Some thermopane windows and steel siding. Two stall insulated garage behind house, also an insulated 10' x 18' utility shed. This property is priced to sell, located close to downtown. Being sold in "as is" condition.

**Legal Description:** E 50' of Lots 7, 8 & 9,  
 Block 3, Armstrong Park Addition  
**Parcel:** 20.151.0270

**Price:** \$44,500



Call or stop in at Mayberry Realty (507) 375-3171  
 Tom Mayberry Cell Phone (507) 317-0788  
 Gary Sturm Cell Phone (507) 327-6246  
 Kelly Brown Cell Phone (507) 317-5590

Visit our Web page at [www.mayberryrealty.net](http://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.