



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:	602 Levee Blvd St. James, MN 56081	Living Room:	13'6" x 22'	Heating System:	FA / NG
Type:	1 Story	Family Room:	29' x 32'	Air Conditioning:	Central
Owner:	Paul & Traci Engesser	Den:	12' x 18'5"	Electrical Service:	200 Amp CB
Age of Home:	30 Years	Kitchen:	15' x 24'	Water Heater:	85 Gal Elec.
2019 Taxes:	\$6,000 HS est.	Cabinets:	Oak	Water Softener:	Yes, Owned
Spec. Assess.:	\$35 Recycling	Dining Room:	9' x 15'	Garage:	20'x30' + 24'x24'
1st Floor Sq Ft:	4,384	Bedroom:	12'x14'7" + 9'x14'	Roof:	Asphalt
Basement:	32' x 80'	Bedroom:	12' x 12'	Exterior:	Brick
Foyer Entry:	5' x 22'	Bedroom:	12' x 13'	Interior Trim:	Oak
Office:	8'5" x 11'5"	Bedroom:	13' x 13'	Interior Walls:	Sheetrock
		Baths:	2 & 3/4	Utility Room:	8' x 11'

Features: This home is located on a large 1.14 acre lot with over 200 feet of lakeshore, along St. James Lake. Perfect view with lots of windows out of the den, kitchen, dining, living room and family room. Large foyer entry into the den, kitchen with large amount of high quality cupboards, new appliances, including a wine cooler. Master bedroom has a large closet with dressing area, master bath with two showers. Large first floor utility room. Family room has a kitchen for entertainment, very open with lots of windows and gas burning stove, home also has two more bedrooms and a bathroom. Very nice woodwork, Italian marble floors, and finished throughout. Two large garages, one on each end of the property. Very nice yard with wooden privacy fence. **Property has so many amenities and you must really take a look at this home to enjoy the beautiful layout, the large lot and lakeshore, and how this home fits in with all the surroundings! Sale includes very nice rollout dock and boat lift!**

Legal Description: S 33.5' of Lots 1-4, Block 2, All of Block 3, E of S ext of W line of Lot 4, Block 2, Schwingler's Subdivision

Parcel: 20.603.0010

Price: \$465,000



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

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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.



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