



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@myclearwave.net](mailto:mayberry@myclearwave.net)



<b>Address:</b>	610 1st Street North St. James, MN 56081	<b>Living Room:</b>	12'7" x 17'4"	<b>Heating System:</b>	FA NG
<b>Type:</b>	Split Foyer	<b>Dining Area:</b>	8' x 8'	<b>Air Conditioning:</b>	Central
<b>Owner:</b>	Rachel Ferry	<b>Kitchen:</b>	8' x 9'6"	<b>Electrical Service:</b>	150 Amp CB
<b>Age of Home:</b>	36 +/- Years	<b>Cabinets:</b>	Oak	<b>Water Heater:</b>	40 Gal Gas
<b>Lot Size:</b>	78' x 140'	<b>Family Room:</b>	12'8" x 20'	<b>Water Softener:</b>	Yes
<b>2018 Taxes:</b>	\$1,552 HS	<b>Bedroom:</b>	9' x 13'6"	<b>Garage:</b>	22' x 28' Att
<b>Spec. Assess.:</b>	\$35 Recycling	<b>Bedroom:</b>	9' x 10"	<b>Roof:</b>	Asphalt
<b>Upper Level:</b>	850	<b>Dwn Bedroom:</b>	10'6" x 11'6"	<b>Exterior:</b>	Masonite Siding
<b>Lower Level:</b>	748	<b>Bath:</b>	1 3/4	<b>Interior Trim:</b>	Oak
<b>Deck:</b>	18' x 20'	<b>Shower:</b>	Yes	<b>Interior Walls:</b>	Sheetrock
		<b>Entry:</b>	4' x 10'	<b>Wells:</b>	None Known

**Features:** This home has been completely redone on both levels. Home is located on a very spacious, corner lot with lots of trees in a very nice residential area. Featuring spacious kitchen with lots of oak cabinets, new counter tops and fixtures, dining area with patio doors to deck, living room, two bedrooms, lots of closets, remodeled full bath up, with lower level being finished with family room, 3rd bedroom, 3/4 bath, & lots of storage. Spacious foyer entry with closet, heated extra large double garage with dog kennel, and newer shingles and seamless gutters, newer entry doors, floor covering, paint and landscaping. Must see to appreciate!

**Legal Description:** Lot 7 & S 25' of Lot 8, Block 27, Armstrong Subdivision of Blocks A, B, C & D of Armstrong Park Addition.

**Parcel:** 20.154.0740

**Price:** \$136,500



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

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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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