



119 South 7th Street, St. James, MN 56081
 Phone: 507-375-3171 ▪ Fax: 507-375-5400
 Website: www.mayberryrealty.net
 Email: mayberry@mayberryrealty.net



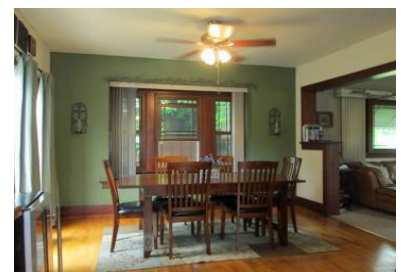
Address:	510 9th Avenue South St. James, MN 56081	Living Room:	13' x 19'	Heating System:	FA NG
Type:	2 Story	Dining Room:	12'8" x 13'6"	Air Conditioning:	Central Air
Owner:	Ryan & Lisa Erickson	Kitchen:	9'6" x 11'	Electrical Service:	100 amp CB
Age of Home:	90 +/- Years	Cabinets:	Prefinished	Water Heater:	40 Gal NG
Lot Size:	75' x 100'	Family Room:	13' x 15'6"	Water Softener:	None
2019 Taxes:	\$774 HS	Up Bedroom:	9'4" x 13'	Garage:	18' x 24'
Spec. Assess.:	\$35 Recycling	Up Bedroom:	10' x 13'7"	Roof:	Asphalt
1st Floor Sq Ft:	672	Up Bedroom:	9'10" x 13'2"	Exterior:	Stucco
2nd Floor Sq Ft:	504	Dwn Bedroom:	9'5" x 10'	Interior Trim:	Fir - Painted & Varnished
Basement:	672	Baths:	1 & 3/4	Interior Walls:	Plaster
Patio:	to garage	Shower:	2	Wells:	None Known

Features: This is a very neat and stately stucco home featuring spacious kitchen and eating area, formal dining room with patio doors to patio, very nice sized living room with partial open stairway to upstairs. Features three nice bedrooms with closets and organizers. Remodeled bath with tub/shower enclosure, ceiling fans and light fixtures, full basement with very nice family room, 3/4 bath, and bedroom with egress window. Nearly new energy efficient furnace with central air, updated electrical, refinished hardwood floor in dining room, all new floor covering and repainting throughout the house. Basement has been professionally waterproofed with sump pump, egress window, and all new thermo pane windows were installed in entire house, including basement windows.

Legal Description: E 1/2 of Lot 10, and E 1/2 of N 25' of Lot 9, Block 26, Close Addition, City of St. James

Parcel: 20.201.2450

Price: \$89,900



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

1000