



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>	1109 4th Avenue South St. James, MN 56081	<b>Living Room:</b>	16' x 16'7"	<b>Heating System:</b>	HW NG
<b>Type:</b>	Rambler	<b>Dining Room:</b>	10' x 10'3"	<b>Air Conditioning:</b>	None
<b>Owner:</b>	Jesse Nau	<b>Kitchen:</b>	9' x 10'	<b>Electrical Service:</b>	100 Amp CB
<b>Age of Home:</b>	50 +/- Years	<b>Cabinets:</b>	Birch	<b>Water Heater:</b>	50 Gal Elec
<b>Lot Size:</b>	176' x 165'	<b>LL Family Room:</b>	16' x 25' + 12' x 12'	<b>Water Softener:</b>	Yes, Owned
<b>2019 Taxes:</b>	\$1,152 HS	<b>Bedroom:</b>	10' x 12'2"	<b>Attached Garage:</b>	24' x 28'
<b>Spec. Assess.:</b>	\$35 Recycling	<b>Bedroom:</b>	10'1" x 10'4"	<b>Roof:</b>	Asphalt
<b>1st Floor Sq Ft:</b>	1,194 +/-	<b>Bedroom:</b>	9'1" x 12'	<b>Exterior:</b>	Vinyl
<b>Basement:</b>	Full	<b>Bsmt Store Room:</b>	10' x 11'	<b>Interior Trim:</b>	None
		<b>Baths:</b>	1 & 1/2	<b>Interior Walls:</b>	Sheetrock
		<b>Shower:</b>	1	<b>Wells:</b>	None Known

**Features:** One-story rambler located in the East part of St. James, featuring a spacious kitchen and eating area, birch cabinets, nice sized, living room, three bedrooms, full bath on first floor, as well as 4 season heated breezeway/sunroom connected to a 24' x 28' large two stall garage, full basement with walk-out and partly finished family room. Has some newer windows, vinyl siding, metal fascia sofft and newer shingles. Located on a very large 176' x 165' lot, property needs some redecorating and TLC, and is priced for immediate sale! Must see to appreciate!

**Legal Description:** E 176' of W 346', Govt Lot 12-13,  
 Lot 9, Bertholets Subdiv, City of St. James

**Parcel:** 20.179.0420  
**Price:** \$44,500



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](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.