



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:	414 8th Avenue North St. James, MN 56081	Living Room:	13' x 22'	Heating System:	NG FA
Type:	One Story	Sun Room:	9' x 23'6"	Air Conditioning:	Central Air
Owner:	Bob & Arlene Roeglin	Kitchen:	9'6" x 15'6" + 8' x 8'	Electrical Service:	100 Amp Fused
Age of Home:	56 +/- Years	Cabinets:	Birch	Water Heater:	40 Gal NG
Lot Size:	57' x 140' - Estimated	Family Room:	17'6" x 24'	Water Softener:	None
2019 Taxes:	\$1,000 HS	Bedroom:	9' x 12'2"	Attached Garage:	24' x 24'
Spec. Assess.:	\$35 Recycling	Bedroom:	8'3" x 9'	Roof:	Asphalt
1st Floor Sq Ft:	1,244 +/-	Master Bedroom:	10' x 12'3"	Exterior:	Vinyl
Basement:	1,052 +/-	Baths:	1 & 3/4	Interior Trim:	Birch
		Showers:	1	Interior Walls:	Sheetrock
				Wells:	None Known

Features: This is a very neat one-story rambler located on a very spacious shady corner lot in a well established residential area in St. James, built by the Roeglin's in 1963. Featuring a very spacious kitchen and eating area with lots of birch cabinets, very large living room, three nice sized bedrooms with large closets in all bedrooms and full bath. There are patio doors off the kitchen to a sunroom with lots natural light to the South. Full basement with family room, additional 3/4 bath, and mechanical area. Newer energy efficient forced air furnace with central air conditioning, 100 amp electrical, and 3 year old water heater. The house was tiled when built and has had sump pumps installed in recent years to eliminate any water leakage. All new thermopane windows throughout the house as well, with a sunroom and attached two stall garage. Home is priced for immediate sale!

Legal Description: Lot 1, N 7' of Lot 2, Block 7,

Armstrong Park Addition, City of St. James

Parcel: 20.151.0620

Price: \$79,500



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

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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.