



119 South 7th Street, St. James, MN 56081  
 Phone: 507-375-3171 ▪ Fax: 507-375-5400  
 Website: [www.mayberryrealty.net](http://www.mayberryrealty.net)  
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<b>Address:</b>	208 Southview Drive St. James, MN 56081	<b>Living Room:</b>	14'1" x 19'	<b>Heating System:</b>	Amana FA - NG
<b>Type:</b>	Rambler	<b>Dining Room:</b>	10'6" x 16'10"	<b>Air Conditioning:</b>	Central
<b>Owner:</b>	Russ Anderson & Kathy Brekke	<b>Kitchen:</b>	15' x 18'	<b>Electrical Service:</b>	200 Amp CB
<b>Age of Home:</b>	20+/- Years	<b>Cabinets:</b>	Oak	<b>Water Heater:</b>	50 Gallon Electric
<b>Lot Size:</b>	86' x 150'	<b>Family Room:</b>	11'7" x 14'6"	<b>Water Softener:</b>	Yes, Culligan
<b>2023 Taxes:</b>	\$3,070 HS	<b>Primary Bedrm:</b>	13'10" x 17'4"	<b>Garage:</b>	22' x 26' Attached
<b>Spec. Assess.:</b>	\$35 Recycling	<b>Bedroom:</b>	11' x 13'1"	<b>Roof:</b>	Asphalt
<b>1st Floor Sq Ft:</b>	1,842	<b>Baths:</b>	2	<b>Exterior:</b>	Vinyl / Brick
<b>Basement:</b>	1,842 Poured Concrete	<b>Shower:</b>	2	<b>Interior Trim:</b>	Oak
		<b>Open Porch:</b>	6' x 6'	<b>Interior Walls:</b>	Sheetrock

**Features:** This home has had meticulous care and is very beautiful and elegant and could be your new dream home that is ready to move into and enjoy. Features very spacious kitchen and eating area with lots of oak cabinets, beautiful hardwood floors, very nice, open formal dining room, living room with lots of natural lighting, French doors to the family room with a door to the outside patio. The primary bedroom is very large with double walk-in closet as well as adjoining ¾ bath, second nice sized bedroom with lots of closets. There is a wall of closets in the hallway for lots of storage along with first floor laundry. There is a finished stairway to the basement which has a poured concrete foundation, stubbed for a bath and has 5 egress windows where you could finish a family room and two additional bedrooms if desired. There is an energy efficient Amana furnace with central air conditioning, 200 amp CB electrical, tiled around with sump pump, and Culligan water softener. Also, is an attached very large two stall garage. There is a partial brick front, vinyl siding, and concrete driveway, along with a beautiful backyard with lots of shrubbery and flowers. This home is priced to sell and is a nice South side location in a newer established residential neighborhood.

**Legal Description:** Lot 3, Block 2,  
 Sorensen's 5th Addition, City of St. James  
**Parcel:** 20.611.0110  
**Price:** \$249,500



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





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