



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:	533 11th Street South St. James, MN 56081	Living Room:	13'6" x 21'	Heating System:	FA NG
Type:	Rambler	Dining Room:	9'7" x 11'6"	Air Conditioning:	Central
Owner:	Luella Sonnabend	Kitchen:	11' x 11'4"	Electrical Service:	200 Amp CB
Age of Home:	42 +/- Years	Cabinets:	Oak	Water Heater:	40 Gal Gas
Lot Size:	65' x 150'	Family Room:	13'7" x 24'	Water Softener:	Yes, Owned
2023 Taxes:	\$1,538 HS	Bedroom:	10' x 13'10"	Attached Garage:	24' x 24'
Spec. Assess.:	\$35 Recycling	Bedroom:	10' x 11'7"	Roof:	Asphalt
1st Floor Sq Ft:	1,248 +/-	Bedroom:	11'4" x 13'	Exterior:	Masonite
Basement:	Full	Baths:	1 & 3/4	Interior Trim:	Oak
Laundry Room:	6' x 8'	Shower:	2	Interior Walls:	Sheetrock
		Dwn Store Room:	11'1" x 12'7"	Wells:	None Known

Features: This is a very neat and well-kept one-story home located in a well-established area that has been completely redone throughout. Featuring spacious kitchen with lots of oak cabinets and eating area, nice sized living room, 3 very large bedrooms with lots of closets, primary bedroom has two sets of closets, very attractive first floor laundry room, stairway to completely redone basement with very large family room, possibility of primary bedroom with ¾ bath, storeroom, large mechanical area with near new Amana energy efficient furnace with central a/c, 200-Amp circuit breaker electrical and water softener. This home must be seen to be appreciated, it is move-in ready and could be your dream home! Seeing is believing on this home!

Legal Description: Lot 4, N 20' of Lot 5,
 Block 3, Schutz's Subdiv
Parcel: 20.602.0250
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
 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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