



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>	822 6th Avenue South St. James, MN 56081	<b>Living Room:</b>	13'7" x 14'	<b>Heating System:</b>	FA NG
<b>Type:</b>	1 1/2 Story	<b>Dining Room:</b>	10'2" x 11'5"	<b>Air Conditioning:</b>	Central
<b>Owner:</b>	Jairo & Magaly Diaz	<b>Kitchen:</b>	11'5" x 16'8"	<b>Electrical Service:</b>	150 Amp CB
<b>Age of Home:</b>	80 +/- Years	<b>Cabinets:</b>	Oak	<b>Water Heater:</b>	40 Gal NG
<b>Lot Size:</b>	90' x 150'	<b>Family Room:</b>	14' x 17'4"	<b>Water Softener:</b>	Yes, Owned
<b>2023 Taxes:</b>	\$1,226 HS	<b>Bedroom:</b>	13'5" x 15'8"	<b>Garage:</b>	26' x 36'
<b>Spec. Assess.:</b>	\$35	<b>Up Bedroom:</b>	11' x 13'8"	<b>Roof:</b>	Asphalt
<b>1st Floor Sq Ft:</b>	1,182	<b>Up Bedroom:</b>	9'7" x 17'6"	<b>Exterior:</b>	Masonite
<b>2nd Floor Sq Ft:</b>	420 +/-	<b>Baths:</b>	1 & Two 3/4	<b>Interior Trim:</b>	Oak / Painted
<b>Basement:</b>	18' x 26' + 11' x 14'	<b>Shower:</b>	3	<b>Interior Walls:</b>	Sheetrock
<b>Back Deck:</b>	10' x 14'	<b>LL Rec Room:</b>	13' x 24'	<b>Wells:</b>	1

**Features:** This property is located on the south side of St. James. Featuring a spacious kitchen with lots of oak cabinets, eating area, formal dining room with built-in hutches, nice sized living room, full bath. Newer one-story addition with master bedroom with lots of closets, family room on first floor with patio doors to very nice backyard, partially finished basement with fireplace, ¾ bath. Second floor has two very nice sized bedrooms, closets, renovated ¾ bath. Energy efficient Lennox furnace with central a/c, 150-amp CB, some thermopane windows, large 2+ stall garage and separate shop area. Must see to appreciate!

**Legal Description:** E 90' of W 200',  
 Lot 3, Block 45, Original  
**Parcel:** 20.100.3930  
**Price:** \$157,000



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.