



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:	920 8th Street South St. James, MN 56081	Living Room:	13' x 14'6"	Heating System:	FA NG
Type:	1 1/2 Story	Dining Room:	8'6" x 12'6"	Air Conditioning:	Central
Owner:	Emily Boelke	Kitchen:	10'6" x 15'6"	Electrical Service:	150 Amp CB
Age of Home:	75 +/- Years	Cabinets:	Painted	Water Heater:	40 Gal Electric
Lot Size:	75' x 150'	Den:	11'6" x 12'	Water Softener:	
2023 Taxes:	\$1,744	Up Bedroom:	11'6" x 11'6"	Attached Garage:	20' x 20'
Spec. Assess.:	\$35 Recycling	Up Bedroom:	9'8" x 17'	Roof:	Asphalt
1st Floor Sq Ft:	780	Up Bedroom:	6' x 8' + 8'6" x 15'6"	Exterior:	Brick/Steel
2nd Floor Sq Ft:	600	Baths:	2	Interior Trim:	Birch
Basement:	780	Shower:	Yes	Interior Walls:	Plaster
Deck:	12' x 16'			Wells:	None Known

Features: This is a stately style home located on a spacious lot on the south side of St. James in a well-established residential area. Featuring renovated spacious kitchen and eating area with ceramic tile floor, formal dining room with built-in hutch and laminate flooring adjoining a very open living room with carpeted floor, fireplace with built-ins on each side, remodeled full bath and first floor den with oak hardwood floors. Upper level consists of three very nice sized bedrooms with lots of closets, primary bedroom is very elegant and spacious, and full bath and an extra cedar closet for off season storage. Full basement that has been waterproofed, forced air furnace with central a/c, circuit breaker electrical, sump pump. Very attractive front foyer entry with ceramic tile floor, deck off kitchen, two car garage with automatic openers. Partial brick front with near new steel siding on exterior, lots of trees and a very shady backyard. Seeing is believing with this very neat, quaint, quality-built house at its finest!

Legal Description: Lot 4, Block 24,
 Close Addition, City of St. James
Parcel: 20.201.2090
Price: \$225,000



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
 Remarks: The information on this sheet is believed to be accurate, but we are not responsible for any errors regarding this information.



119 South 7th Street, St. James, MN 56081
Phone: 507-375-3171 • Fax: 507-375-5400
Website: www.mayberryrealty.net
Email: mayberry@mayberryrealty.net



- Refinished hardwood floors (they were all covered up with carpet) – around 2005

Note – there are hardwood floors under the steps and hallway upstairs

- Replaced flooring in living and dining room – around 2005

There is no hardwood in this area.

- Shed added – 2006

- Remodeled downstairs bathroom – 2007

- Replaced downstairs bathroom sink around 2019

- Remodeled upstairs bathroom – around 2009

- Resingled roof – around 2009

- Replaced gutters – around 2010

- Put drain tile and sump pump in – 2011 or 2012

New sump pump put in this past summer

The old sump quit working and there was a little water but resolved with a new pump

- Remodeled entry by garage with bench and hooks – 2015

- New windows in living and dining room – around 2016

- Kitchen flooring, countertops, backsplash and painted cabinets – around 2018

- New steel siding, garage doors, openers, garage windows and door in garage to backyard – 2019 or 2020

- Extended the driveway to the north and sealed stone on chimney – 2021

- Removed two big trees this past summer

- Plants and landscaping has all been done over the years