



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:	314 10th Avenue South St. James, MN 56081	Living Room:	12'3" x 18'1"	Heating System:	FA NG
Type:	Rambler	Dining Room:	11' x 12'7"	Air Conditioning:	Central
Owner:	Jan & Rhonda Miller	Kitchen:	8'6" x 12'10"	Electrical Service:	100 Amp CB
Age of Home:	58 +/- & 27 +/- Adhn.	Cabinets:	Oak	Water Heater:	40 Gal NG
Lot Size:	80' x 140'	Family Room:	11'5" x 15'	Water Softener:	None
2023 Taxes:	\$1,836 HS	Bedroom:	11'8" x 12'	Attached Garage:	17' x 26'
Spec. Assess.:	\$35 Recycling	Bedroom:	10' x 10'8"	Roof:	Asphalt
1st Floor Sq Ft:	1,472 +/-	Bedroom:	10'7" x 12'	Exterior:	Vinyl
Basement:	1,152 +/-	Office:	6' x 7'6"	Interior Trim:	Birch
Patio:	12' x 20'	Baths:	3/4 & 1/2	Interior Walls:	Sheetrock
Utility Shed:	8' x 8'	Shower:	1	Wells:	One
		LL Rec Room:	11' x 18'6"	Utility Shed:	8' x 8'
		LL Store Room:	10'6" x 10'9"		

Features: This is a very spacious one-story rambler located in a well-established residential area, featuring a very spacious and open kitchen, and eating area with birch cabinets with refinished oak doors, open living room to front entry with coat closet, three very nice sized bedrooms with lots of closets, newly remodeled ¾ bath with walk-in shower, newer addition features an office, half bath and family room with lots of southern exposure and natural light. Full basement under main part of house with rec room, storeroom, and mechanical area with forced air natural gas furnace with central a/c, updated circuit breaker electrical service and natural gas water heater. The exterior has metal fascia and soffit, vinyl siding, eave troughs and downspouts. Also attached large 1 ½ stall 17' x 26' garage with opener. This home has had substantial renovation in recent years and is very well-kept. Must see to appreciate and priced for immediate sale!

Legal Description: Lot 9, Sorensen's 2nd Addition,
 City of St. James
Parcel: 20.608.0080
Price: \$194,500



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

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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