

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:	311 1st Street North St. James, MN 56081	Living Room: Dining Room:	16'4" x 18' 10' x 10'	Heating System: Air Conditioning:	NG & Elec BB Central
Туре:	Rambler	Kitchen:	10' x 26'	Electrical Service:	225 & 100 Amp CB
Owner:	Telma Caballero	Cabinets:	Cherry	Water Heater:	50 Gal Electric
Age of Home:	45 +/- Years	Family Room:	20' x 24'	Water Softener:	Yes, Owned
Lot Size:	80' x 140'	Master Bedroom:	13' x 22'	Attached Garage:	24' x 26'
2024 Taxes:	\$2,988 HS	Bedroom:	9'6" x 11'	Roof:	Asphalt
Spec. Assess.:	\$35 Recycling	Bedroom:	10' x 13'	Exterior:	Brick & Vinyl Shakes
1st Floor Sq Ft:	2,180 +/-	Sun Room	8' x 13'3"	Interior Trim:	Oak
Basement:	26' x 42'	Baths:	2 & 3/4	Interior Walls:	Sheetrock
Front Patio:	12' x 16'	Shower:	3	Wells:	None Known
Kitchen Patio:	12' x 20'	Sun Room Deck:	14' x 14'	Sump Pump:	2
Family Room Pation	b: 10' x 14'	Loft:	15'9" x 18'	Exercise Room:	11' x 16'

Features: Very attractive custom-built home with a lot of masonry work. Features front patio, entry into large living room with fireplace, opens into dining room, adjacent kitchen, breakfast area by patio, family room with fireplace on backside of home with loft for kids' bedrooms or play area, 3 bedrooms, full bath, laundry area off kitchen and door to large 2-stall attached garage. Large finished basement with kitchen area, large rec room with attractive fireplace, 2 bedrooms, exercise room with sauna and whirlpool – neither have been used so there are no warranties on that, updated bathroom and stairway access to the garage as well. Lots of living space with a great front yard, shaded area in back of home and many more amenities!

Legal Description: Lot 4 & S 10' of Lot 3, & N 20' of Lot 5, Block 76, First Addition Parcel: 20.276.1970 Price: \$335,000



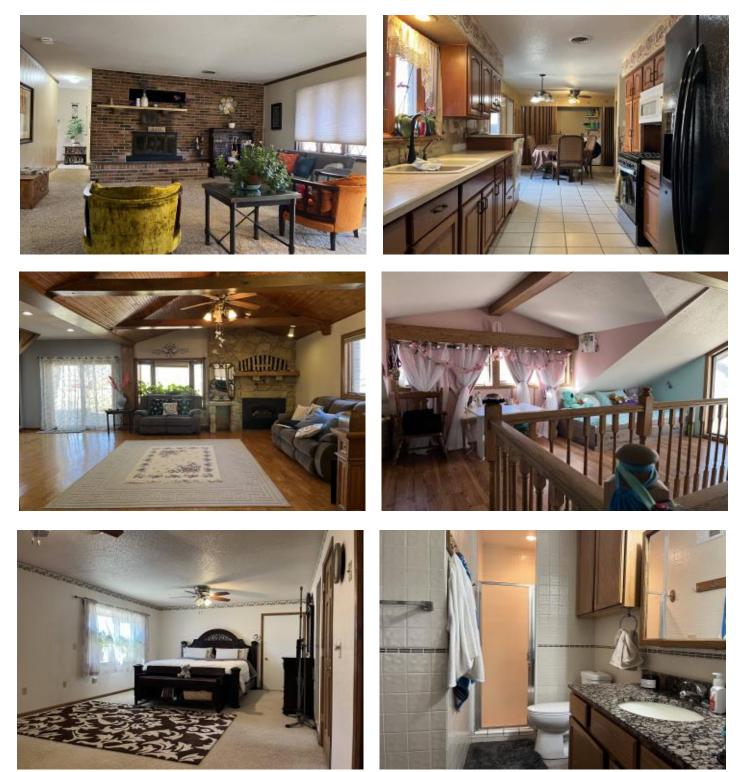


For more information call or stop in at Mayberry Realty Tom Mayberry Cell Phone (507) 317-0788 Gary Sturm Cell Phone (507) 327-6246 Kelly Brown Cell Phone (507) 317-5590 Visit our Website at **www.mayberryrealty.net** Remarks: The information on this sheet is believed to be accurate, but we are not responsible for any errors regarding this information.



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