



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