



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:	110 9th Ave N St. James, MN 56081	Living Room:	13'5" x 24'	Heating System:	FA NG
Type:	Ranch	Dining Room:	9' x 10'3"	Air Conditioning:	Central
Owner:	Todd & Pru Tetzloff	Kitchen:	10' x 12'1"	Electrical Service:	200 Amp CB
Age of Home:	22 +/- Years	Cabinets:	Oak	Water Heater:	40 Gal NG
Lot Size:		Family Room:	15' x 15' + 12' x 26'	Water Softener:	Yes, Owned
2024 Taxes:	\$3,588 HS	Bedroom:	13' x 15'1"	Attached Garage:	24' x 24'
Spec. Assess.:	\$35 Recycling	Bedroom:	10'8" x 12'2"	Roof:	Asphalt
1st Floor Sq Ft:	1,774	Bedroom:	11'8" x 15'3"	Exterior:	Vinyl
Basement:		Baths:	2	Interior Trim:	Oak
First Floor Laundry:	6'8" x 12'8"	Shower:	2	Interior Walls:	Sheetrock
		Deck:	10' x 10'	Wells:	None Known
		Patio:	18' x 30'	Utility Shed:	10' x 10'

Features: This is a very neat one-story home custom built by the Tetzloff Family. Featuring a spacious kitchen with lots of oak cabinets, adjoining eating area with patio doors to deck with a 4-step walk down to 18' x 30' concrete patio, very spacious living room with lots of natural light, nice front entry with coat closet, down the hall is a very nice first floor laundry area with adjoining pantry, 3 large bedrooms on the first floor, and full bath on first floor. Master bedroom has a very large walk-in closet and adjoining full bath. Stairway to lower level features an unbelievably elegant L-shaped 15' x 15' + 12' x 26' family room, adjoining storeroom, mechanical room has forced air furnace with air exchange, central air conditioning, 200-Amp circuit breaker electrical, newer water heater. House was built with truss floor joists for support, attached large 2-stall garage that is heated and insulated, all new LED lights on the first floor. Very neat backyard with lots of landscaping and shrubbery, additional 10' x 10' utility shed with concrete floor. This home is located on a partial cul-de-sac with lots of privacy, very spacious lot and beautiful backyard. This home is priced for immediate sale and must be seen to be appreciated! GREAT HOME, GREAT PRICE, GREAT LOCATION!

Legal Description: Lot 7, Block 2,
 West End Park Addition, City of St. James

Parcel: 20.701.0190

Price: \$249,900



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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