



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:	902 2nd Avenue South St. James, MN 56081	Living Room:	13' x 20'	Heating System:	FA NG & EBB
Type:	2.5 Story	Dining Room:	11'8" x 16'	Air Conditioning:	Central
Owner:	John Campbell	Kitchen/Eating Area:	16' x 7'6" + 9' x 13'	Electrical Service:	150 Amp CB & Two 100 Amp CB's
Age of Home:	114 +/- Years	Cabinets:	Oak	Water Heater:	50 Gal NG
Lot Size:	75' x 150'	Family Room:	13' x 28'2"	Water Softener:	Culligan, Owned
2024 Taxes:	\$1,483	Primary Bedroom:	13' x 16'	Attached Garage:	21' x 20'
Spec. Assess.:	\$35 Recycling	Up Bedroom:	13' x 16'	Roof:	Asphalt
1st Floor Sq Ft:	1,261	Up Bedroom:	11' x 12'2"	Exterior:	Stucco / Brick
2nd Floor Sq Ft:	1,056 +/-	Up Bedroom:	8'4" x 11'	Interior Trim:	Oak
3rd Floor Sq Ft:	520 +/-	3rd Floor Bedroom:	12' x 13'	Interior Walls:	Plaster
Basement:	1,056 +/-	Baths:	1 & 1/2	Wells:	Yes, Under deck
Office:	9' x 13'	Shower:	1	Shed:	8' x 12'
Sunroom:	10' x 13'	Deck:	15' x 26' + 4' x 4' + 4' x 4'	Patio:	16' x 20'

Features: Absolutely stunning Victorian home located on a corner lot. You walk in the front entrance with ceramic tile floor, then into the foyer which has beautiful woodwork imported from Norway, hardwood floors, pocket doors, built-in Grandfather clock, office with lots of built-in shelving, and half bath. The kitchen has custom made oak cabinets, ceramic tile flooring, and eat-in area with patio door to deck and backyard. There is a formal dining room with gas fireplace surrounded by marble, gorgeous Colonnades leading to the living room, and French glass doors to the sunroom that is encompassed by windows. The second floor consists of four bedrooms including primary which has gas fireplace also surrounded by marble tile. There is a full bath with tub and separate step-in shower, very rare for a home built in this era!! The third floor has its own electric heating system and is completely finished with large family room and the fifth bedroom. The full basement has lots of storage, mechanical area, newer forced air Amana furnace with central air, Culligan softener, 50 gallon gas water heater, 150 amp CB main panel and two additional 100 amp CB panels to accommodate the supplemental EBB heat throughout the house, laundry room, and entrance to the attached double garage. The exterior of the home is brick, topped with stately stucco along with updated storm windows. The yard is nicely landscaped and has poured, stone stamped, concrete, retaining wall, private deck, cement patio, firepit, and storage shed. This home has been meticulously maintained with attention to every detail! Homes like this rarely come on the market for sale!

Legal Description: W 25' of Lot 5, Lot 6,
 Block 23, Original, City of St. James
Parcel: 20.100.2290

Price: \$269,900

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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