

119 South 7th Street, St. James, MN 56081 Phone: 507-375-3171 • Fax: 507-375-5400 Website: www.mayberryrealty.net Email: mayberry@mayberryrealty.net



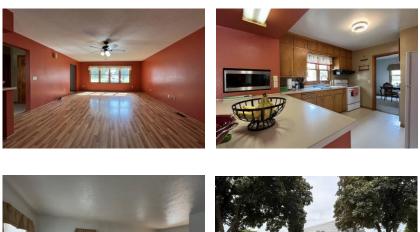
| Address: | 624 4th Street South St. James, MN 56081 | Living Room: Dining Room: | 15'x21' less 4'x6' 10' x 10'8'' | Heating System: Air Conditioning: | FA NG - Amana Central |
|------------------|---|------------------------------|------------------------------------|--------------------------------------|--------------------------|
| Туре: | 2 Story | Kitchen: | 9'8" x 10'3'' | Electrical Service: | 100 Amp CB |
| Owner: | Erik Grunwaldt | Cabinets: | Birch/ Laminate | Water Heater: | 50 Gal Elec. |
| Age of Home: | 74 +/- Years | Family Room: | 15'2" x 25'4" | Water Softener: | Yes, Owned |
| Lot Size: | 50' x 150' | Primary Bedrm: | 15'4" x 19' | Attached Garage: | 22' x 26' |
| 2024 Taxes: | \$1,794 | Bedroom: | 10' x 14' | Roof: | Asphalt |
| Spec. Assess.: | \$35 Recycling | Bedroom: | 10'6" x 11'5" | Exterior: | Vinyl |
| 1st Floor Sq Ft: | 1,054 +/- | Baths: | 1 & 1/2 | Interior Trim: | Birch |
| 2nd Floor Sq Ft: | 1,014 +/- | Shower: | Yes | Interior Walls: | Plaster & Sheetrock |
| Basement: | 624 +/- | Foyer Entry: | 5' x 6' | Wells: | None Known |

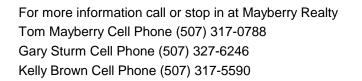
Features: This is a very well-kept, two-story home located close to downtown. Featuring a very spacious kitchen and eating area with lots of birch cabinets, formal dining room, spacious living room and nice front entry with coat closet, also very large open family room with laminate floor, and ½ bath on the first floor. The upstairs consists of three bedrooms with primary bedroom having walk-in closet, additional full bathroom. Full basement under the main portion of the home that is very neat and clean, newer Thermopane windows, Amana forced air furnace with central air, circuit breaker electrical, and water softener. There is an attached two stall garage. This property is located on a nice corner lot with playground across the street. The exterior of the home has vinyl siding. Seeing is believing and priced for an immediate sale!

Legal Description: S 50' of Lot 4, Hoscheid Subdivision. Parcel: 20.328.0020

Price: \$169,900







Visit our Web page at <u>www.mayberryrealty.net</u> Remarks: The information on this sheet is believed to be accurate, but we are not responsible for any errors regarding this information.