



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
2026 Taxes:	\$2,734 NHS	Primary Bedroom:	13' x 16'	Attached Garage:	21' x 20'
Spec. Assess.:	\$38 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: Stucco two story home with brick accents located on a corner lot. Front entrance leads into foyer which has beautiful woodwork, hardwood floors, pocket doors, built-in Grandfather clock, home office with built-in shelving, and half bath. The kitchen has oak cabinets and eat-in area with patio doors to deck and backyard. There is a formal dining room with gas fireplace, Colonnades leading to the living room, and French glass doors to the sunroom that is encompassed by windows. The second floor has four bedrooms including primary which has gas fireplace. There is a full bath with tub and separate step-in shower. The third floor has its own electric heat and is completely finished with living area, has a fifth bedroom, with potential for a sixth bedroom. The full basement has lots storage, mechanical area, 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 garage. The yard is landscaped and has poured, stamped, concrete, retaining wall, private deck, cement patio, firepit, and storage shed. 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: \$279,900

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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