



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:	1017 3rd Street North St. James, MN 56081	Living Room:	11'4" x 22'	Heating System:	FA NG - Lennox
Type:	Ranch	Dining Room:	10' x 12'	Air Conditioning:	Central
Owner:	Curt & Monica Rogers	Kitchen:	13' x 15'	Electrical Service:	100 Amp CB
Age of Home:	51+/- Years	Cabinets:	Hickory - Custom	Water Heater:	40 Gallon Electric
Lot Size:	100' x 150'	Family Room:	12'x30'+12'2"x12'6"	Water Softener:	Yes, Owned
2024 Taxes:	\$2,876 HS	Primary Bedroom:	12'3" x 17'	Garage:	22' x 24'
Spec. Assess.:	\$35 Recycling	Bedroom:	10'1" x 13'5"	Roof:	Steel 2015
1st Floor Sq Ft:	1700+/-	Bedroom:	10'7" x 12'7"	Exterior:	Steel & Brick
Basement:	1188+/-	Bedroom:	10'5" x 11'3"	Interior Trim:	Birch
Patio:	12' x 16'	Baths:	2 Full 1 3/4	Interior Walls:	Sheetrock
Deck:	12' x 12'	Shower:	3	Wells:	None Known
		Laundry/Pantry:	6' x 8'	Open Porch:	8' x 22'

Features: This is a very neat one story home located in a well established residential location in the NW part of St. James. Featuring a very open floor plan, spacious kitchen, custom made hickory cabinets with roll out shelves, dining area, patio doors to new deck, living room, first floor laundry and pantry adjacent to kitchen, large primary bedroom with full bath, jacuzzi and separate shower along with three more bedrooms with lots of closets, and additional full bath with tub/shower on the first floor. There is all new plank floor throughout the home. There is a full basement with 12' x 30' family room with egress window plus 12' x 12' area, 3/4 bath with ceramic tile, storage room, and mechanical area. The basement was waterproofed by Complete Basement Solutions in 2007. There is a Lennox Pulse furnace with central air, owned water softener, 100 amp CB electrical service, and newer water heater. The exterior has steel siding, partial brick, metal fascia & soffit, steel shingles, large fenced in backyard, 12' x 16' utility shed. This home has had substantial remodeling as well as an addition in recent years. This home is ready to move in and enjoy! Must see to appreciate!

Legal Description: Lot 2, Block 00F, S 100' of N 17' of E 150',
 Armstrong's Park Addition, City of St. James.

Parcel: 20.151.1570

Price: \$279,500



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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