

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:         | 2 Crystal Court     | Living Room:    | 15'4" x 16'    | Heating System:            | FA NG                 |
|------------------|---------------------|-----------------|----------------|----------------------------|-----------------------|
|                  | St. James, MN 56081 | Dining Room:    | 12'6" x 18'    | Air Conditioning:          | Central               |
| Туре:            | 2-Story             | Kitchen:        | 15'2" x 13'2   | <b>Electrical Service:</b> | 200 Amp CB            |
| Owner:           | Steve & Katie Heil  | Cabinets:       | Oak            | Water Heater:              | 2 - 50 Gal NG         |
| Age of Home:     | 23 +/- Years        | Eating Area:    | 10'3" x 15'2"  | Water Softener:            | Own                   |
| Lot Size:        | Irreg 180' x 185+/- | LL Family Room: | 15'2" x 22'6"  | Garage:                    | 26' x 36' + 10' x 22' |
| 2025 Taxes:      | \$5,682 HS          | Sun Room:       | 13'7" x 15'    | Roof:                      | Asphalt               |
| Spec. Assess.:   | \$38 Recycling      | Primary Bedroom | :13'1" x 20'6" | Exterior:                  | Vinyl                 |
| 1st Floor Sq Ft: | 2,112               | Bedroom:        | 13'7" x 12'4"  | Interior Trim:             | Oak                   |
| 2nd Floor Sq Ft: | 1,888               | Bedroom:        | 12'3" x 13'7"  | Interior Walls:            | Sheetrock             |
| Basement:        | 1,888               | Bedroom:        | 10'2" x 16'2"  | Deck:                      | 19' x 32'             |
| Baths:           | 3 1/2               | Office:         | 10' x 12'5"    | Front Porch:               | 8' x 54'              |
| Shower:          | 3                   | LL Bedroom:     | 11' x 14'9"    | LL Bedroom:                | 11' x 16'8"           |
|                  |                     | LL Bedroom:     | 11' x 11'3"    |                            |                       |

**Features:** Extremely attractive home located in a cul-de-sac on the northside of St. James in a newer subdivision. Featuring a large front porch that enters into a grand foyer, office, large open kitchen, formal dining room, living room, family room, sunroom with fireplace and patio doors to deck. First floor laundry and ½ bath that leads to a very large 3 car garage with workshop on the back of garage. Second floor has primary bedroom with full bath with whirlpool tub and separate shower, three more bedrooms and another full bath. Basement has in floor heat, very large rec room, 3 bedrooms with egress windows, additional office space, full bath and storage room. Home has had many recent upgrades including hot water heater, double ovens, cooktop stove, microwave, refrigerator, washer and dryer. This home has a lot of charm and is located on a large lot.

Legal Description: Lot 4, Block 4 & N Irreg. Triangle of Lot 3, Mayberry Hills 5th Addition Parcel: 20.456.0420 Price: \$415,000



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

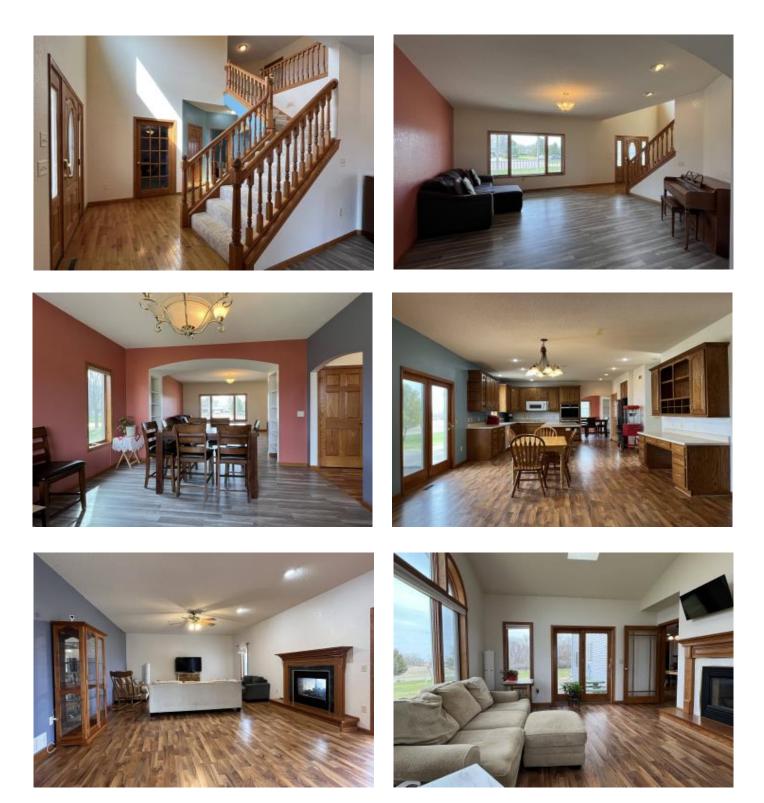


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