



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:	901 6th Avenue South St. James, MN 56081	Living Room:	13'4" x 20'6"	Heating System:	Radiant HW NG
Type:	Ranch	Dining Room:	10' x 11'	Air Conditioning:	Central
Owner:	Janice Jensen	Kitchen:	10' x 16'	Electrical Service:	100 Amp CB
Age of Home:	71 +/- Years	Cabinets:	Birch	Water Heater:	40 Gal Gas
Lot Size:	Irregular	Family Room:	13'6" x 20'8"	Water Softener:	Yes, Owned
2025 Taxes:	\$2,446 HS	Bedroom:	11' x 14'4"	Garage:	24' x 32'
Spec. Assess.:	\$38 Recycling	Bedroom:	11'1" x 11'2"	Roof:	Asphalt
1st Floor Sq Ft:	1,608	Bedroom:	13'4" x 14'8"	Exterior:	Concrete Block
Basement:	18' x 34' Estimated	Rec Room:	16' x 21'	Interior Trim:	Birch
Entry:	4' x 16'	Den:	7'4" x 11'	Interior Walls:	Sheetrock
Screen Porch:	12' x 12'	Baths:	1 & 3/4	Fireplaces:	2
		Shower:	2	1st Floor Laundry:	

Features: A charming and elegant one-story rambler located on a spacious & shady corner lot in the southeast part of St. James. Featuring an open kitchen & eating area with birch cabinets, built-ins and newer countertop, with ceramic tile floor leading into the partially open family room, ¾ bath, front entry into open living room and formal dining with parquet flooring, built-in hutch & electric fireplace. Lots of closets in the hallway to primary bedroom with triple closet, two more large bedrooms, office area and ¾ bath. Partially finished basement with repainted family room & closet, carpet, and egress window. Home is heated with hot water boiler, natural gas water heater, Culligan water softener, lots of freshly painted walls, exterior brick & trim has been painted, and power washed the entire exterior including the sidewalks and driveway, 100-Amp CB electrical service, sump pump, some waterproofing, new Thermopane windows, extra insulation, newer asphalt shingles, metal fascia and soffit, concrete block walls & vinyl siding on the addition. Breezeway with new door that leads to 2-stall garage with attached 3-season porch & patio, lots of landscaping throughout the backyard! Classic homes like this rarely come up for sale and is move-in ready!

Legal Description: Pt in W 200' Block 43,

Original Plat

Parcel: 20.100.3720

Price: \$199,500



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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