



119 South 7th Street, St. James, MN 56081  
Phone: 507-375-3171 • Fax: 507-375-5400  
Website: [www.mayberryrealty.net](http://www.mayberryrealty.net)  
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<b>Address:</b>	901 6th Avenue South St. James, MN 56081	<b>Living Room:</b>	13'4" x 20'6"	<b>Heating System:</b>	Radiant HW NG
<b>Type:</b>	Ranch	<b>Dining Room:</b>	10' x 11'	<b>Air Conditioning:</b>	Central
<b>Owner:</b>	Janice Jensen	<b>Kitchen:</b>	10' x 16'	<b>Electrical Service:</b>	100 Amp CB
<b>Age of Home:</b>	71 +/- Years	<b>Cabinets:</b>	Birch	<b>Water Heater:</b>	40 Gal Gas
<b>Lot Size:</b>	Irregular	<b>Family Room:</b>	13'6" x 20'8"	<b>Water Softener:</b>	Yes, Owned
<b>2025 Taxes:</b>	\$2,446 HS	<b>Bedroom:</b>	11' x 14'4"	<b>Garage:</b>	24' x 32'
<b>Spec. Assess.:</b>	\$38 Recycling	<b>Bedroom:</b>	11'1" x 11'2"	<b>Roof:</b>	Asphalt
<b>1st Floor Sq Ft:</b>	1,608	<b>Bedroom:</b>	13'4" x 14'8"	<b>Exterior:</b>	Concrete Block
<b>Basement:</b>	18' x 34' Estimated	<b>Rec Room:</b>	16' x 21'	<b>Interior Trim:</b>	Birch
<b>Entry:</b>	4' x 16'	<b>Den:</b>	7'4" x 11'	<b>Interior Walls:</b>	Sheetrock
<b>Screen Porch:</b>	12' x 12'	<b>Baths:</b>	1 & 3/4	<b>Fireplaces:</b>	2
		<b>Shower:</b>	2	<b>1st Floor Laundry:</b>	

**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:** \$184,500



For more information call or stop in at Mayberry Realty  
Tom Mayberry Cell Phone (507) 317-0788  
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Visit our Website at [www.mayberryrealty.net](http://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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