



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: This is a very charming and elegant one-story rambler located in the southeast part of St. James in a well-established residential neighborhood on a shady and spacious corner lot. Featuring a very open kitchen and eating area with lots of birch cabinets, newer countertop and built-ins, partially open to family room, adjacent $\frac{3}{4}$ bath, ceramic tile floor all throughout the kitchen and family room, neat front entry with double coat closet to an open living room and formal dining room with built-in hutch and electric fireplace, beautiful parquet floor throughout dining room, living room, lots of closets in hallway to the primary bedroom has triple closet with pullout shelves and drawers, 2nd bedroom with closet, $\frac{3}{4}$ bath with ceramic tile, 3rd bedroom with triple closet and drawers and office area adjoining the bedroom. Stairs off the kitchen to a partially finished basement with carpet and egress window and storage closet. Home is heated with hot water boiler, natural gas water heater, owned Culligan water softener, 100-Amp circuit breaker electrical service, sump pump, basement had some waterproofing, hook-ups for washer and dryer, all new Thermopane windows, extra insulation, newer asphalt shingles, metal fascia and soffit, concrete block walls and vinyl siding on the addition, and concrete driveway. Off the family room is an enclosed entry and access to the 2-stall garage with attached 3 season porch and hard surfaced patio, newer painted fencing through the backyard and lots of landscaping. 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: \$235,000



For more information call or stop in at Mayberry Realty
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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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