



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:	1140 9th Street North St. James, MN 56081	Living Room:	12' x 12'6"	Heating System:	FA NG
Type:	Multi-Level	Dining Room:	10' x 12'	Air Conditioning:	Central
Owner:	Jim Nusbaum	Eating Area:	10'6" x 11'	Electrical Service:	200 Amp CB
Age of Home:	47 +/-	Kitchen:	10' x 10'6"	Water Heater:	50 Gal Elec
Lot Size:	100' x 150'	Cabinets:	Oak	Water Softener:	Yes, Owned
2026 Taxes:	\$3,182 HS	LL Family Room:	13'8" x 22'1"	Attached Garage:	24' x 25'
Spec. Assess.:	\$38 Recycling	Up Bedroom:	10'6" x 11'	Roof:	Asphalt
Upper Level Sq Ft:	576'	Primary Bedroom:	12' x 20'	Exterior:	Aluminum/Brick
Middle Level Sq Ft:	720'	LL Bedroom:	9' x 11'4"	Interior Trim:	Oak
Lower Level Sq Ft:	576'	Bsmnt Bedroom:	10'4" x 10'8"	Interior Walls:	Sheetrock
Basement:	720'	Bsmnt Rec Room:	12' x 22'	Wells:	None Known
Deck:	12' x 16'	Baths:	1 Full & Two 3/4		
Patio:	12' x 12'	Shower:	2		

Features: This is a very neat custom-built multi-level home located in a well-established residential neighborhood. Main level is open concept with front entry, kitchen with lots of cabinets and extra pantry, eating area with patio doors to deck leading to an elegant backyard with lots of trees and two storage buildings, and open to a neat living room with recessed lighting. Open stairway to the upper level, very large primary bedroom with lots of closets with separate dressing area with additional closets and adjoining full bath, second bedroom with large storage closet. There are a few steps down to family room with fireplace with fan, bedroom with large closet, 3/4 bath, walkout door to backyard, and access to large 2-stall garage with lots of storage. Lower level under main portion of home has a shop area with cabinets, 3/4 bath, bedroom with double closet, mechanical room with energy efficient Amana furnace with central a/c, electric 50-gallon water heater, owned water softener, 200-Amp electrical service with extra circuit breaker box, washer/dryer with utility sink, and sump pump. The exterior has a lot of landscaping, beautiful shady backyard for relaxing. Priced for immediate sale in a newer residential area in St. James!

Legal Description: Lot 4, Block 1, Mayberry Hills 1st Addition, City of St. James

Parcel: 20.452.0040

Price: \$299,500



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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