



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:	200 10th Ave So St. James, MN 56081	Living Room:	13'1" x 25'	Heating System:	HW Boiler - NG
Type:	Ranch	Dining Room:	9'5" x 13'	Air Conditioning:	Central / Mini-Split
Owner:	Carole Krueger	Kitchen:	13' x 14'	Electrical Service:	100 Amp CB
Age of Home:	57+/- & Addition 36 +/-	Cabinets:	Oak	Water Heater:	On Demand
Lot Size:	75' x 150' Estimated	Family Room:	15'3" x 24'	Water Softener:	Culligan, Owned
2025 Taxes:	\$2,464 HS	Bedroom:	10'6" x 10'7"	Attached Garage:	24' x 24'
Spec. Assess.:	\$38 Recycling	Bedroom:	11'6" x 12'1"	Roof:	Asphalt
1st Floor Sq Ft:	1582+/-	LL Craft Room:	12' x 12'8"	Exterior:	Masonite
Basement:	1144+/-	LL Rec Room:	11'10" x 40'	Interior Trim:	Birch
		Baths:	2 Full	Interior Walls:	Sheetrock
		Showers:	2	Wells:	None Known

Features: This is a very neat home on corner lot in a great, well established location. Featuring a spacious kitchen with lots of oak cabinets and roll out drawers, formal dining room open to the family room with lots of natural lighting, nice sized living room, front entry with closet, newer full bath with tub/shower & ceramic tile, two nice sized bedrooms with large closets on the main floor. There is a full basement with ceramic tile floor in the rec room, wood fireplace and surrounding brick (fireplace has not been used for approx. 5 years), full bath with all new fixtures and cabinets, craft room, mechanical area with hot water heat, 100 amp CB electrical service and additional panel, instant energy efficient water heater, owned water softener, beaver system and sump pump. Newer shingles approximately 8 year old, thermopane windows, utility shed, lots of landscaping, shaded patio with partial fence. There has been substantial renovation in recent years and home is move-in ready condition. Must see to appreciate!

Legal Description: Lot 2, Sorensen's
2nd Addition, City of St. James
Parcel: 20.608.0010
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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