



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: | 308 11th Ave N St. James, MN 56081 | Living Room: | 13'6" x 14'3" | Heating System: | FA NG |
| Type: | 1 1/4 Story | Dining Room: | 10'10" x 11' | Air Conditioning: | Central |
| Owner: | John Spear | Kitchen: | 11' x 13'6" | Electrical Service: | 150 Amp CB |
| Age of Home: | 87 +/- Years | Cabinets: | Birch | Water Heater: | Navier - Tankless NG |
| Lot Size: | 104' x 100' - 4' x 80' + 50' x 50' | Bedroom: | 10'9" x 10'10" | Water Softener: | Morton - Owned |
| 2026 Taxes: | \$1,470 HS | Up Bedroom: | 12'3" x 13'5" | Garage: | 22' x 24' |
| Spec. Assess.: | \$38 Recycling | Office/Closet Area: | 12'3" x 13'6" | Shop: | 22' x 38' |
| 1st Floor Sq Ft: | 728 | Baths: | 1 & 1/2 | Roof: | Asphalt |
| 2nd Floor Sq Ft: | 392 +/- | Shower: | 2 | Exterior: | Vinyl Siding |
| Basement: | 26' x 28' = 728' | Wells: | None Known | Interior Trim: | Fir & Painted |
| | | | | Interior Walls: | Plaster |

Features: This is an attractive home on the north side of St. James with kitchen, very nice dining and living room, first floor bedroom, and updated full bathroom. The upstairs has a large store room or office, and an additional bedroom. This home has a number of upgrades and updates including a newer roof, laminated floors and carpeting replaced recently, tankless water heater, owned water softener, refrigerator, washer and dryer which will remain with the home. There is a really nice two car garage plus a large shop which is a bonus now days with everything we have to take care of. This would be very comfortable place to live. We would like to show it to you.

Legal Description: Lot 4, Block G,
 104' x 100' in N 1/2 less 4' x 80' and 50' x 50'
 Armstrong Park Addition, City of St. James
Parcel: 20.151.1640
Price: \$139,900



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.