



119 South 7th Street, St. James, MN 56081  
Phone: 507-375-3171 • Fax: 507-375-5400  
Website: [www.mayberryrealty.net](http://www.mayberryrealty.net)  
Email: [mayberry@mayberryrealty.net](mailto:mayberry@mayberryrealty.net)



|                         |  |                        |             |                            |                     |
|-------------------------|--|------------------------|-------------|----------------------------|---------------------|
| <b>Address:</b>         | 1013 Westwood Drive<br>St. James, MN 56081 | <b>Living Room:</b>    | 14' x 20'   | <b>Heating System:</b>     | FA NG               |
| <b>Type:</b>            | Ranch                                      | <b>Dining Area:</b>    | 11' x 13'   | <b>Air Conditioning:</b>   | Central             |
| <b>Owner:</b>           |  | <b>Kitchen:</b>        | 11' x 13'   | <b>Electrical Service:</b> | 200 Amp CB          |
| <b>Age of Home:</b>     | 20 +/- Years                               | <b>Cabinets:</b>       | Oak         | <b>Water Heater:</b>       | 50 Gallon Gas       |
| <b>Lot Size:</b>        | Irregular / Cul-de-sac                     | <b>LL Family Room:</b> | 26' x 41'   | <b>Water Softener:</b>     | Yes                 |
| <b>2025 Taxes:</b>      | \$3,940 HS                                 | <b>Mstr Bedroom:</b>   | 13' x 14'   | <b>Attached Garage:</b>    | 24' x 36'           |
| <b>Spec. Assess.:</b>   | \$38 Recycling                             | <b>Bedroom:</b>        | 11' x 13'   | <b>Roof:</b>               | Asphalt             |
| <b>1st Floor Sq Ft:</b> | 1,560                                      | <b>Bedroom:</b>        | 11'3" x 13' | <b>Exterior:</b>           | Vinyl Siding        |
| <b>Basement:</b>        | 1,560                                      | <b>LL Bedroom:</b>     | 13' x 22'   | <b>Interior Trim:</b>      | Oak                 |
| <b>Patio:</b>           | 12' x 16'                                  | <b>Baths:</b>          | 3           | <b>Interior Walls:</b>     | Sheetrock / Painted |
|                         |  | <b>Shower:</b>         | 3           | <b>Wells:</b>              | None Known          |

Features: One story home with spacious kitchen, open dining and living room, two nice sized bedrooms with large closets, an additional primary bedroom with walk-in closet, adjoining primary bath with shower and jacuzzi tub, full bath, and laundry room all on the main floor. The lower level is finished with a spacious family room, large bedroom with egress window and walk-in closet, storage room, mechanical area, and full bath. There is an attached 3 stall heated garage and concrete driveway. There are patio doors off dining area to the patio. This is a nice 12,000 sq ft pie shaped lot with beautiful landscaping and underground irrigation. This property is in a newer well-established residential neighborhood. This home is ready to move into with new floor covering throughout! Must be seen to appreciate!

**Legal Description:** Lot 8, Block 1,  
Jand Addition, City of St. James

**Parcel:** 20.365.0090

**Price:** \$329,500



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](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.

