



119 South 7th Street, St. James, MN 56081
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Address:	228 Amber Ct Mankato, MN 56001	Living Room:	16' x 17'	Heating System:	In Floor / FA NG
Type:	Patio Home	Dining Room:	17' x 20'	Air Conditioning:	Central
Owner:		Kitchen:	12' x 15'	Electrical Service:	100 Amp CB
Age of Home:	12 +/- Years	Cabinets:	Oak	Water Heater:	On Line
Lot Size:	60' x 130'	Primary Bdrm:	13'7" x 16'	Water Softener:	Yes, Owned
2025 Taxes:	\$4,512 HS	Bedroom:	11' x 15'	Attached Garage:	24' x 24'
Spec. Assess.:	\$20	Office/Bedroom:	14' x 15'	Roof:	Asphalt
1st Floor Sq Ft:	1,892	Baths:	2	Exterior:	Steel
Entry:	5'3" x 15'	Shower:	2	Interior Trim:	Oak
		Utility Room:	8'5" x 16'6"	Interior Walls:	Sheetrock
				Wells:	None Known

Features: Very attractive patio home in the Diamond Creek neighborhood. Features very nice entry that leads into the dining/living area, kitchen faces the front of the home, living room has patio doors to the deck on the backside of the home, primary bedroom with large closet, walk-in ceramic shower, another bedroom, an office by the dining area that could be used as a third bedroom, laundry room that goes to the attached two stall garage. Home is ADA accessible with very large rooms and easy access. In floor heat, central a/c & air exchange, laminated & ceramic floors, and carpet in the bedrooms. Very nice landscaping, lawn & snow removal services are included. A home like this doesn't come up for sale very often, located in central Mankato with easy access to a lot of places!

Legal Description: Diamond Creek Homes Phase V 012 002 00

Parcel: R01.09.16.456.008

Price: \$475,000



For more information call or stop in at Mayberry Realty
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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.