



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:	801 9th Avenue North St. James, MN 56081	Living Room:	13'6" x 23'	Heating System:	FA NG
Type:	Ranch	Dining Room:	9'6" x 12'6"	Air Conditioning:	Central
Owner:	Hannah & Zach Rushing	Kitchen:	9'6" x 11'	Electrical Service:	100 Amp CB
Age of Home:	76 +/- Years	Cabinets:	Birch	Water Heater:	50 Gal Electric
Lot Size:	75' x 148.5'	Family Room:	13'8" x 21'	Water Softener:	Yes, Owned
2025 Taxes:	\$1,832 HS	Bedroom:	10'6" x 12'9"	Attached Garage:	24' x 26'
Spec. Assess.:	\$38 Recycling	Bedroom:	9'2" x 12'9"	Roof:	Asphalt
1st Floor Sq Ft:	1,368 +/-	Dwn Bedroom:	11'9" x 19'	Exterior:	Aluminum
Basement:	1,012 +/-	Dwn Storeroom:	11'9" x 19'	Interior Trim:	Birch
		Baths:	1 & 1/2	Interior Walls:	Sheetrock
		Shower:	1	Wells:	None Known

Features: This one-story home is located on a corner lot with shade trees and a fenced in backyard. Home has a very nice kitchen, dining room, living room, sunroom that faces the backyard, two nice sized bedrooms, and a full bath on the first floor. Basement has two rooms with egress windows that could be used for bedrooms or hobbies, ½ bath, and basement was waterproofed with lifetime warranty. Forced air furnace with central a/c, new water heater in 2024, water softener, and circuit breaker electrical. The two-stall attached garage is heated and air conditioned with a hard surface driveway, patio with gazebo and utility shed in the backyard. This property has had many updates, and the seller will leave the stove, fridge, microwave, washer, dryer, utility shed, and more. Must see this home to appreciate all it has to offer!

Legal Description: S 48.5' of W 75' of Lot 2,

W 75' of Lot 1, Block 6, Trustee's Subdivision
of Bass Addition, City of St. James

Parcel: 20.177.0570

Price: \$189,500



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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