



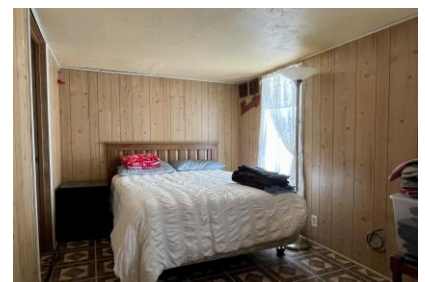
119 South 7th Street, St. James, MN 56081
 Phone: 507-375-3171 ▪ Fax: 507-375-5400
 Website: www.mayberryrealty.net
 Email: mayberry@mayberryrealty.net



Address:	818 Park Avenue North St. James, MN 56081	Living Room:	11'7" x 14'6"	Heating System:	Amana FA
Type:	Ranch	Dining Room:	6' x 10'3"	Air Conditioning:	None
Owner:	Leticia Esparza	Kitchen:	10'6" x 12'	Electrical Service:	100 Amp CB
Age of Home:	116 +/- Years	Cabinets:		Water Heater:	40 Gal Gas
Lot Size:	108' x 150'	Bedroom:	9' x 9'6"	Water Softener:	None
2026 Taxes:	\$694 HS	Bedroom:	8' x 13'4"	Attached Garage:	12' x 20'
Spec. Assess.:	\$38 Recycling	Baths:	3/4	Roof:	Asphalt
1st Floor Sq Ft:	864	Shower:	1	Exterior:	Vinyl
Basement:	12' x 16' = 192 sq ft	Back Entry:	8' x 11'	Interior Trim:	Fir
		Utility Room:	7'6" x 8'	Interior Walls:	Sheetrock
				Wells:	None Known

Features: This home features a spacious kitchen & eating area, nice sized living room, two bedrooms, remodeled ¾ bathroom, first floor utility room, partial basement, Amana forced air furnace, updated 100-amp circuit breaker electrical service, some newer Thermopane windows, and vinyl siding. This home is located on a very large 108' x 150' lot and is priced to sell with payments similar to rent. Must see to appreciate!

Legal Description: Lots 9-12, Block 4,
 Highland Park Addition, City of St. James
Parcel: 20.326.0800
Price: \$80,000



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.