



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>	311 1st Street North St. James, MN 56081	<b>Living Room:</b>	16'4" x 18'	<b>Heating System:</b>	NG & Elec BB
<b>Type:</b>	Ranch	<b>Dining Room:</b>	10' x 10'	<b>Air Conditioning:</b>	Central
<b>Owner:</b>	Victor Caballero & Margarita Naranjo	<b>Kitchen:</b>	10' x 26'	<b>Electrical Service:</b>	225 & 100 Amp CB
<b>Age of Home:</b>	50 +/- Years	<b>Cabinets:</b>	Cherry	<b>Water Heater:</b>	50 Gal Electric
<b>Lot Size:</b>	80' x 140'	<b>Family Room:</b>	20' x 24'	<b>Water Softener:</b>	Yes, Owned
<b>2026 Taxes:</b>	\$4,610 NHS	<b>Master Bedroom:</b>	13' x 22'	<b>Attached Garage:</b>	24' x 26'
<b>Spec. Assess.:</b>	\$38 Recycling	<b>Bedroom:</b>	9'6" x 11'	<b>Roof:</b>	Asphalt
<b>1st Floor Sq Ft:</b>	2,180 +/-	<b>Bedroom:</b>	10' x 13'	<b>Exterior:</b>	Brick & Vinyl Shakes
<b>Basement:</b>	26' x 42'	<b>Sun Room</b>	8' x 13'3"	<b>Interior Trim:</b>	Oak
<b>Front Patio:</b>	12' x 16'	<b>Baths:</b>	2 & 3/4	<b>Interior Walls:</b>	Sheetrock
<b>Kitchen Patio:</b>	12' x 20'	<b>Shower:</b>	3	<b>Wells:</b>	None Known
<b>Family Room Patio:</b>	10' x 14'	<b>Sun Room Deck:</b>	14' x 14'	<b>Sump Pump:</b>	2
		<b>Loft:</b>	15'9" x 18'	<b>Exercise Room:</b>	11' x 16'

**Features:** Very attractive custom-built home with a lot of masonry work. Features front patio, entry into large living room with fireplace, opens into the dining room, adjacent kitchen, breakfast area by patio, family room with fireplace on backside of home with a loft overlooking the family room, 3 bedrooms, full bath, laundry area off kitchen and door to large 2-stall attached garage. Large finished basement with kitchen area, large rec room with attractive fireplace, 2 bedrooms, exercise room and whirlpool.

**Legal Description:** Lot 4 & S 10' of Lot 3,  
& N 20' of Lot 5, Block 76, First Addition  
**Parcel:** 20.276.1970  
**Price:** \$299,800



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.



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