



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:	101 8th Avenue North St. James, MN 56081	Living Room:	13' x 24'4"	Heating System:	HW NG
Type:	1 1/2 Story	Kitchen & Eating Area:	10'8" x 13'2"	Air Conditioning:	Window & Wall Units
Owner:	Dave Wruck	Cabinets:	Maple	Electrical Service:	200 Amp CB
Age of Home:	126 +/- Years	Family Room:	11'6" x 11'9"	Water Heater:	40 Gal NG
Lot Size:	150' x 159'	Bedroom:	11' x 11'1"	Water Softener:	Yes, Owned
2026 Taxes:	\$1,578 HS	Up Bedroom:	10'3" x 11'	Garage:	26' x 40'
Spec. Assess.:	\$38 Recycling	Up Bedroom:	10'7" x 11'8"	Roof:	Asphalt
1st Floor Sq Ft:	1,260 +/-	Up Bedroom:	12' x 13'	Exterior:	Aluminum
2nd Floor Sq Ft:	720 +/-	LL Rec Room:	13'2" x 27' + 10'6" x 19'5"	Interior Trim:	Oak
Basement:	1,200 +/-	Baths:	2 & 3/4	Interior Walls:	Plaster
Entry:	8' x 8'	Shower:	3	Wells:	None Known
				Deck:	10' x 24'
				Patio:	8' x 18'

Features: This is a very nice 3–4-bedroom home located on a spacious 150' x 159' lot in a well-established residential neighborhood. Home features a 4-season front porch, front entry with plate glass, spacious kitchen with lots of maple cabinets & eating area, large living room, part of it could be used as formal dining with built-in hutch, bedroom with ample closet space, den off the living room which could also be used as a bedroom, full bath, and all oak woodwork on the first floor. Second floor consists of three very spacious bedrooms with lots of closets & built-ins with an additional full bath. Basement has a very large rec room, ¾ bath, and craft room. The property has been completely tiled around with two sump pumps, NG hot water heat, 200-Amp circuit breaker electrical service, newer NG water heater, owned water softener and wall unit a/c. All new Thermopane windows, aluminum siding, asphalt shingles, 3+ stall garage built in 1998 with concrete driveway & patio behind the house, also a 10' x 24' deck and 10' x 12' storage shed in back. This home has had lots of improvements over the years and is priced to sell!

Legal Description:W 1/2 of Lots 7, 8, 9, Entire Vacated
 1st St Adj Arm Subd of Blocks ABCD of Arm Park, Block 21

Parcel: 20.154.0200

Price: \$194,500



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.



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

