



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:	1141 8th Street North St. James, MN 56081	Living Room:	14'2" x 20'	Heating System:	FA NG
Type:	Ranch	Dining Room:	12' x 12'5"	Air Conditioning:	Central
Owner:	Carolyn Sandmeyer	Kitchen:	12' x 13'6"	Electrical Service:	150 Amp CB
Age of Home:	49 +/- Years	Cabinets:	Oak	Water Heater:	50 Gal Electric
Lot Size:		LL Family Room:	13' x 25'	Water Softener:	Yes, Owned
2026 Taxes:	\$2,486 HS	Bedroom:	10' x 14'	Attached Garage:	24' x 26'
Spec. Assess.:	\$38 Recycling	Bedroom:	13'1" x 14'	Roof:	Asphalt
1st Floor Sq Ft:	1,344	Bedroom:	9'6" x 10'4"	Exterior:	Vinyl
Basement:	1,344	Storeroom:	11'3" x 13'2"	Interior Trim:	Oak
Deck:	15' x 20'	Storeroom:	13'8" x 15'8"	Interior Walls:	Sheetrock
Porch:	8' x 24'	Baths:	1 & 3/4	Wells:	None Known
Patio:	12' x 16'	Shower:	2	Storage Shed:	10' x 12'

Features: Home built by the Sandmeyer Family, located on a spacious corner lot in a well-established residential neighborhood in the north part of St. James. Featuring a spacious kitchen & eating area with lots of oak cabinets, dining area open to a very large living room with nice front entry & closet, beautiful open front porch, three very nice sized bedrooms with lots of closets, full bath with tub/shower. Basement is partially finished and needs some updating, ¾ bath and possible fourth bedroom, professionally water-proofed by Mankato Complete Basement Systems, forced air natural gas furnace, central a/c, 150-Amp CB electrical, near new water softener, Anderson Thermopane windows. Heated and insulated 2-stall attached garage and an additional 10' x 12' storage shed. Must see to appreciate!

Legal Description: Lot 1, Block 1 & N 1/2 of
Adj Vac 12th Ave, Mayberry Hills Subd
Parcel: 20.451.0010
Price: \$245,000



For more information call or stop in at Mayberry Realty
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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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