

Mayberry Realty

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



Address:	70334 So Long Lake Lane St. James, MN 56081	Living Room:	14' x 20'	Heating System:	Hot Water LP
Type:	1 Story	Kitchen:	11'6" x 14'	Air Conditioning:	Wall Unit
Owner:	Jeff & Vickie Hancock	Cabinets:	Birch	Electrical Service:	100 Amp CB
Age of Home:	41+ years	Bedroom:	12' x 12'1"	Water Heater:	105 Gal Electric
Lot Size:	50' x 200' estimated	Bedroom:	10'1" x 12'	Water Softener:	Owned
2009 Taxes:	\$1,323.81 HS	Baths:	1	Garage:	24' x 24' + 10' x 24'
Spec. Assess.:	\$2,036.19	Shower:	2	Roof:	Asphalt
1st Floor Sq Ft:	26' x 36' = 936	Rec. Room:	26'1" x 15'	Exterior:	Siding
Basement:	26' x 36' = 936	Patios:	8' x 28' 10' x 28'	Interior Trim:	Birch
Deck:	14' x 16'			Interior Walls:	Sheetrock
				Wells:	Shared with neighbor

Features: This lake home is located on the south side of Long Lake and has a beautiful view with lots of oak trees, walk-out basement and very accessible access to the lake. This home features a very spacious kitchen, birch cabinets, eating area, living room, two bedrooms, lots of closets, hardwood floors, full bath, completely remodeled and redecorated, mostly new windows, patio door off the master bedroom, with a great view of the lake. Full basement with shower, family room with walk-out to the lake, and mechanical room. This house also had updating in 2008 including new boiler, 100 amp circuit breaker electrical service, 105 gallon water heater and new water softener. The sewer system has been completely redone and connected to the community system. The backyard to the lake has new concrete patios, burning pit and new landscaping around the house and steps to the gorgeous lake front. There is also a three stall garage toward the road for vehicles and third stall for boat, jet skis and other lake necessities. This could be your new dream home located on the very popular Long Lake.

Legal Description: Lot 19, Howe's Subdivision
 of East 1/2 of NW 1/4, Section 15-105-32
Parcel: 05.327.0190
Price: \$219,900



For more information call or stop in at Mayberry Realty
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Visit our Web page 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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