



119 South 7th Street, St. James, MN 56081  
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<b>Address:</b>	715 Armstrong Blvd South St. James, MN 56081	<b>Living Room:</b>	13'2" x 17'	<b>Heating System:</b>	NG Boiler
<b>Type:</b>	Rambler	<b>Dining Room:</b>	8' x 9'	<b>Air Conditioning:</b>	Central
<b>Owner:</b>	Maria Campo	<b>Kitchen:</b>	8' x 11'	<b>Electrical Service:</b>	200 Amp CB
<b>Age of Home:</b>	50 +/-	<b>Cabinets:</b>	Painted	<b>Water Heater:</b>	30 Gal NG
<b>Lot Size:</b>	50' x 150'	<b>Bedroom:</b>	10'1" x 16'	<b>Water Softener:</b>	Own - Not in Use
<b>2016 Taxes:</b>	\$1,022 NHS	<b>Bedroom:</b>	11' x 13'9"	<b>Garage:</b>	12' x 22'
<b>Spec. Assess.:</b>	\$35 Recycling	<b>Baths:</b>	1 & 3/4	<b>Roof:</b>	Asphalt
<b>1st Floor Sq Ft:</b>	936	<b>Shower:</b>	2	<b>Exterior:</b>	Aluminum Siding
<b>Basement:</b>	22' x 40' + 4' x 14' = 936	<b>Wells:</b>	None Known	<b>Interior Trim:</b>	Wood / Painted
		<b>Patio:</b>	18' x 24'	<b>Interior Walls:</b>	Plaster

**Features:** This home is a one story home featuring kitchen, dining room, living room with fireplace, two large bedrooms with lots of closets, and a remodeled ceramic bath on the first floor. There is a full basement that has been water-proofed, deluxe bath with a walk-in shower, painted walls and floors, Energy Efficient boiler and central air. Home has aluminum siding, metal fascia and soffit, seamless gutters, thermo pane windows, attached garage, and cement patio behind home. The house sits on a good sized yard. Must be seen to appreciate and is priced to sell!

**Legal Description:** Lot 5, Block 6,  
 Close Addition, City of St. James  
**Parcel:** 20.201.0390

**Price:** \$59,900



For more information call or stop in at Mayberry Realty  
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 Remarks: The information on this sheet is believed to be accurate, but we are not responsible for any errors regarding this information.