



119 South 7th Street, St. James, MN 56081  
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<b>Address:</b>	916 Armstrong Blvd N. St. James, MN 56081	<b>Living Room:</b>	12' x 25'6"	<b>Heating System:</b>	FA Electric
<b>Type:</b>	Townhome	<b>Kitchen:</b>	7'5" x 20'	<b>Air Conditioning:</b>	Central
<b>Owner:</b>	Marv & Donna Rakotz	<b>Cabinets:</b>	Oak	<b>Electrical Service:</b>	200 Amp CB
<b>Age of Home:</b>		<b>Family Room:</b>	13'2" x 19'6" + 11' x 11'	<b>Water Heater:</b>	50 Gal Electric
<b>Lot Size:</b>	est 39' x 150'	<b>Bedroom:</b>	11'9" x 14'	<b>Water Softener:</b>	Own
<b>2016 Taxes:</b>	\$1,444 NHS	<b>Bedroom:</b>	10'9" x 11'2"	<b>Garage:</b>	20' x 23'
<b>Spec. Assess.:</b>	\$35 Recycling	<b>Dwn Office:</b>	11' x 11'	<b>Roof:</b>	Steel
<b>1st Floor Sq Ft:</b>	1,240	<b>Baths:</b>	2	<b>Exterior:</b>	Vinyl
<b>2nd Floor Sq Ft:</b>		<b>Shower:</b>	2	<b>Interior Trim:</b>	Oak
<b>Basement:</b>	26' x 30'	<b>Utility Room:</b>	7'5" x 8'4"	<b>Interior Walls:</b>	Sheetrock
				<b>Wells:</b>	None

**Features:** Take a look at this living unit if you would like to take a little stress off your life. Very convenient with first floor utility, kitchen, dining, living room with deck, master bedroom with bath and walk-in closet, 2nd bedroom and bath on the upper floor. Lower level walk-out with patio door, expansion room or guest space. Easy home to heat and cool, very little maintenance, just enough yard to be comfortable, and a new steel roof.

**Legal Description:** Lot 5, Block 1,  
 Somerset Hills, St. James, MN  
**Parcel:** 20.605.0050  
**Price:** \$84,900



For more information call or stop in at Mayberry Realty  
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