



119 South 7th Street, St. James, MN 56081
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Address:	916 Armstrong Blvd N. St. James, MN 56081	Living Room:	12' x 25'6"	Heating System:	FA Electric
Type:	Townhome	Kitchen:	7'5" x 20'	Air Conditioning:	Central
Owner:	Marv & Donna Rakotz	Cabinets:	Oak	Electrical Service:	200 Amp CB
Age of Home:		Family Room:	13'2" x 19'6" + 11' x 11'	Water Heater:	50 Gal Electric
Lot Size:	est 39' x 150'	Bedroom:	11'9" x 14'	Water Softener:	Own
2018 Taxes:	\$1,678 NHS	Bedroom:	10'9" x 11'2"	Garage:	20' x 23'
Spec. Assess.:	\$35 Recycling	Dwn Office:	11' x 11'	Roof:	Steel
1st Floor Sq Ft:	1,240	Baths:	2	Exterior:	Vinyl
2nd Floor Sq Ft:		Shower:	2	Interior Trim:	Oak
Basement:	26' x 30'	Utility Room:	7'5" x 8'4"	Interior Walls:	Sheetrock
				Wells:	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: \$79,500



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.