



119 South 7th Street, St. James, MN 56081
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Address:	1032 Armstrong Blvd No St. James, MN 56081	Living Room:	12' x 13'1"	Heating System:	FA NG
Type:	2-Story	Dining Room:	13'2" x 13'5"	Air Conditioning:	Central
Owner:	Cody Hoffman	Kitchen:	10'2" x 13'5"	Electrical Service:	100 Amp Fused & CB
Age of Home:	80 +/-	Cabinets:	Knotty Alder	Water Heater:	52 Gal Electric - New
Lot Size:	65' x 140'	Bedroom:	9' x 12'	Water Softener:	Owned
2018 Taxes:	\$808 HS	Bedroom:	11'6" x 15'10"	Garage:	24' x 28'
Spec. Assess.:	\$35 Recycling	Bedroom:	8' x 12'6"	Roof:	Asphalt
1st Floor Sq Ft:	818	Baths:	1	Exterior:	Vinyl
2nd Floor Sq Ft:	676	Shower:	1	Interior Trim:	Painted / Varnished
Basement:	676	Front Entry:	6' x 7'	Interior Walls:	Sheetrock
				Wells:	None Known

Features: This is a 1 1/2 story home on the North side of St. James. The first floor consists of an updated kitchen with new countertops, cupboards, and tile flooring, formal dining with new laminate floor and patio doors, good sized living room, first floor laundry, and front and back entries. The upstairs consists of three bedrooms with master having walk-in closet, and a full bathroom. There is a full basement under the home with newer furnace. There is a double garage and extra utility shed. This home has vinyl siding, partial brick front, shingles within the last few years, and has been reinsulated. Home is move-in ready and has lots of nice features!

Legal Description: S 40' Lot 5 & N 25' of Lot 4,
 Block 2, Bass Addition, City of St. James
Parcel: 20.177.0070
Price: \$79,900



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.