



119 South 7th Street, St. James, MN 56081  
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<b>Address:</b>	1005 Armstrong Blvd So. St. James, MN 56081	<b>Living Room:</b>	13'2" x 23'5"	<b>Heating System:</b>	HW NG
<b>Type:</b>	Rambler	<b>Dining Room:</b>	10'7" x 11'5"	<b>Air Conditioning:</b>	Central
<b>Owner:</b>	Jacob Newman	<b>Kitchen:</b>	10' x 18'	<b>Electrical Service:</b>	200 Amp CB
<b>Age of Home:</b>	60 +/-	<b>Cabinets:</b>	Birch	<b>Water Heater:</b>	40 Gal Electric
<b>Lot Size:</b>	80' x 150'	<b>Family Room:</b>	12'9" x 25'7"	<b>Water Softener:</b>	Yes, Own
<b>2018 Taxes:</b>	\$978 HS	<b>Bedroom:</b>	11' x 13'10"	<b>Garage:</b>	14' x 40' + 2' x 18'
<b>Spec. Assess.:</b>	\$35 Recycling	<b>Bedroom:</b>	10' x 11'6"	<b>Roof:</b>	Asphalt
<b>1st Floor Sq Ft:</b>	1,286 +/-	<b>Baths:</b>	1 & 3/4	<b>Exterior:</b>	Vinyl
<b>Basement:</b>	26' x 42' = 1,092	<b>Shower:</b>	2	<b>Interior Trim:</b>	Birch
<b>Patio:</b>	12' x 24'	<b>Den:</b>	10' x 15'4"	<b>Interior Walls:</b>	Plaster / Paneling
		<b>Breezeway:</b>	10' x 16'	<b>Wells:</b>	None Known

**Features:** Very attractive one-story rambler located in a great area on the south side of St. James. Home has really nice finished hardwood floors in the living room, bedroom, and bathroom. First floor has kitchen, eating area, den or office that could be made into a third bedroom, two bedrooms, bathroom that has been updated with a walk in shower, and a breezeway that has plumbing for a washer and dryer for first floor laundry with patio doors located between the home and garage. Very large garage that has been added on with a second stall on the back, that could be used for many hobbies.

**Legal Description:** 80' x150', Section 24-106-32,  
 Part of unplatted lands, City of St. James

**Parcel:** 20.024.1900

**Price:** \$104,900



For more information call or stop in at Mayberry Realty  
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