



119 South 7th Street, St. James, MN 56081  
 Phone: 507-375-3171 ▪ Fax: 507-375-5400  
 Website: [www.mayberryrealty.net](http://www.mayberryrealty.net)  
 Email: [mayberry@mayberryrealty.net](mailto:mayberry@mayberryrealty.net)



<b>Address:</b>	809 Armstrong Blvd S St. James, MN 56081	<b>Living Room:</b>	11'8" x 12'	<b>Heating System:</b>	HW - NG
<b>Type:</b>	1 1/2 Story	<b>Dining Room:</b>	13'3" x 14'2"	<b>Air Conditioning:</b>	Window Unit
<b>Owner:</b>	R. Joan Ottum	<b>Kitchen:</b>	11' x 12'4"	<b>Electrical Service:</b>	100 amp CB
<b>Age of Home:</b>	100 +/- Addin 58 +/-	<b>Cabinets:</b>	Birch	<b>Water Heater:</b>	40 Gal Gas
<b>Lot Size:</b>	65' x 150'	<b>Family Room:</b>	15'6" x 21'	<b>Water Softener:</b>	Yes, owned
<b>2018 Taxes:</b>	\$670 HS	<b>Up Bedroom:</b>	11'8" x 12'	<b>Attached Garage:</b>	15' x 20'
<b>Spec. Assess.:</b>	\$35	<b>Up Bedroom:</b>	10' x 11'9"	<b>Detached Garage:</b>	20' x 20'
<b>1st Floor Sq Ft:</b>	1,308 +/-	<b>Storeroom:</b>	7' x 9'	<b>Roof:</b>	Asphalt
<b>2nd Floor Sq Ft:</b>	600 +/-	<b>Dwn Bedroom:</b>	11'3" x 11'9"	<b>Exterior:</b>	Stucco - Vinyl
<b>Basement:</b>	780 +/-	<b>Rec Room:</b>	13' x 25'	<b>Interior Trim:</b>	Fir
<b>Front Entry:</b>	7' x 18'	<b>Baths:</b>	1, 1/2, 1/2	<b>Interior Walls:</b>	Plaster
<b>Back Entry:</b>	7' x 11'	<b>Shower:</b>	1	<b>Wells:</b>	None Known

**Features:** This home features a very spacious kitchen and eating area with lots of birch cabinets, formal dining, living room, master bedroom with large closet and adjoining half bath, also nice sized family room off eating area, lots of windows. Upstairs consists of two bedrooms, full bath, and store room. There is a full basement under main part of the house with a family room and shower. There is a very nice porch/front entry as well as back porch to yard. Near new water heater, hot water boiler, and circuit breaker electrical service. Also, an attached 1 1/2 stall garage with an additional 20' x 20' storage shed adjacent to the alley behind the house. House has newer shingles, neat stucco exterior with vinyl siding on the addition. This property is priced for immediate sale!

**Legal Description:** S 65' of Lot 7, Block 16, Close's Addin., City of St. James

**Parcel:** 20.201.1390

**Price:** \$59,900



For more information call or stop in at Mayberry Realty  
 Tom Mayberry Cell Phone (507) 317-0788  
 Gary Sturm Cell Phone (507) 327-6246  
 Kelly Brown Cell Phone (507) 317-5590

Visit our Website at [www.mayberryrealty.net](http://www.mayberryrealty.net)  
 Remarks: The information on this sheet is believed to be accurate, but we are not responsible for any errors regarding this information.