



119 South 7th Street, St. James, MN 56081
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Address:	915 Armstrong Blvd N St. James, MN 56081	Living Room:	14' x 24'7"	Heating System:	NG
Type:	2 - Story	Dining Room:	12'6" x 14'1"	Air Conditioning:	Wall Unit
Owner:	Pete Wentzel	Kitchen:	11' x 12'4"	Electrical Service:	200 Amp CB
Age of Home:	90+/- & Addition40+/-	Eating Area:	8'8" x 12'	Water Heater:	52 gal electric
Lot Size:	53' x 140'	Den:	8'4" x 16'	Water Softener:	Yes, owned
2019 Est. Taxes:	\$1,156 HS	Cabinets:	Oak	Garage:	26' x 26'
Spec. Assess.:	\$35 Recycling	Family Room:	12'6" x 13'4"	Roof:	Asphalt
1st Floor Sq Ft:	1,550 +/-	Bedroom:	11'3" x 11'8"	Exterior:	Stucco/ Cedar sheathing
2nd Floor Sq Ft:	1,550 +/-	Bedroom:	11'2" x 13'	Interior Trim:	Oak
Basement:	978 +/- sq ft	Bedroom:	8'8" x 13'1"	Interior Walls:	Plaster - Sheetrock
		Baths:	1 1/2	Wells:	None known
		Shower:	1		

Features: This is a very neat two story stucco home with lots of character and charm. Featuring a very spacious kitchen and eating area with custom made oak cabinets, formal dining room that joins to the living room, lots of varnished woodwork, hardwood floors, den with french doors, first floor also has half bath, large family room with large fireplace and new carpet, and spacious front entry. Upstairs consists of 3 very large bedrooms with lots of closets and a full bath with whirlpool hottub and separate shower. There is a nice open entry porch, full basement under main portion of house and newer hot water boiler, 200 amp CB electrical service, electric 52 gallon water heater, and water softener. There is a detached 26' x 26' garage with 9' x 26' covered concrete patio. This is a very stately stucco home that is rarely available on the market. It would be a GREAT home and priced to sell for immediate sale!

Legal Description: Lot 3, Block 13, Armstrong Park Addition, City of St. James

Parcel: 20.151.1200

Price: \$99,500



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.