



119 South 7th Street, St. James, MN 56081
 Phone: 507-375-3171 ▪ Fax: 507-375-5400
 Website: www.mayberryrealty.net
 Email: mayberry@mayberryrealty.net



Address:	812 Armstrong Blvd N St. James, MN 56081	Living Room:	11'6" x 16'	Heating System:	NG HW
Type:	1 1/2 Story	Dining Room:	14' x 14'2"	Air Conditioning:	Window Units
Owner:	Steve & Julie Walker	Kitchen:	13'8" x 16'3"	Electrical Service:	100 Amp CB
Age of Home:	102 +/- Years	Cabinets:	Oak	Water Heater:	40 Gal Gas
Lot Size:	40' x 175' + 9.83' x 150'	Bedroom:	11'2" x 13'	Water Softener:	Yes, Owned
2023 Taxes:	\$1,084 HS	Bedroom:	9'7" x 10'	Garage:	14' x 22'
Spec. Assess.:	\$278.18 Street & Recy.	Bedroom:	9' x 9'8"	Garage Patio:	18' x 26'
1st Floor Sq Ft:	1,092	Bedroom:	9'3" x 13'	Roof:	Asphalt
2nd Floor Sq Ft:	574 +/-	Baths:	1 & 1/2	Exterior:	Siding
Basement:	26' x 34'	Shower:	1	Interior Trim:	Oak
Front Entry:	6'9" x 7'	Porch:	8' x 26'	Interior Walls:	Plaster
Back Entry:	6'9" x 7'	Rec Room:	9'2" x 16'	Wells:	None Known
Deck:	12' x 14'				

Features: Very neat home located in a well-established residential neighborhood. Featuring a spacious kitchen with newer oak cabinets, countertop and flooring, formal dining room, french doors to den, and door to 12' x 14' deck, large living room with varnished oak colonnades, 3 season porch that has been completely redone and painted, front entry with coat closet and 1/2 bath on first floor. Partial open stairway leading upstairs to 4 bedrooms and renovated full bath. Full basement with rec room that has electric heat as hot water register is not in working order, basement has been waterproofed by Tennyson, water heater & forced air furnace installed in 2018, thermo pane windows throughout house, new vinyl around windows in 2022, neat fire pit off the deck, new hedge along north property line, detached 1 1/2 stall garage with extended 18' x 26' patio for extra parking. Must see to appreciate!

Legal Description: S 40' of Lots 4, 5, & 6,
 N 1/2 Vacated Alley Adjacent to S 40' of W 1/2
 of Lot 3, Block 9, Bass Addn, City of St. James
Parcel: 20.176.0870
Price: \$159,900



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
 Remarks: The information on this sheet is believed to be accurate, but we are not responsible for any errors regarding this information.



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