



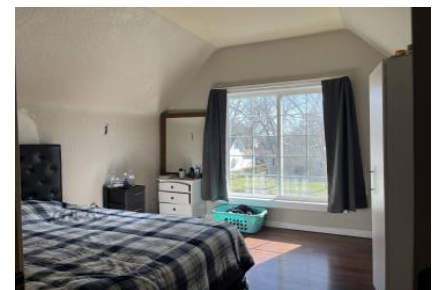
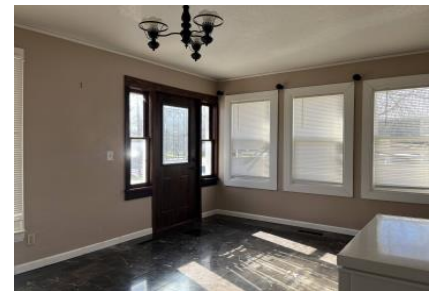
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<b>Address:</b>	717 5th Street North St. James, MN 56081	<b>Living Room:</b>	11'2" x 18' + 7'4" x 9'2"	<b>Heating System:</b>	FA NG
<b>Type:</b>	1 1/2 Story	<b>Dining Room:</b>	12' x 12'6"	<b>Air Conditioning:</b>	Central Air
<b>Owner:</b>	Carlos & Yanet Campos	<b>Kitchen:</b>	11'4" x 19'3"	<b>Electrical Service:</b>	150 Amp CB
<b>Age of Home:</b>	124 +/- Years	<b>Cabinets:</b>	Oak	<b>Water Heater:</b>	40 Gal Gas
<b>Lot Size:</b>	99' x 140'	<b>Family Room:</b>	17' x 19'6"	<b>Water Softener:</b>	None
<b>2024 Taxes:</b>	\$1,824	<b>Up Bedroom:</b>	11'2" x 11'5"	<b>Attached Garage:</b>	22' x 25'
<b>Spec. Assess.:</b>	\$35 Recycling	<b>Walk-In Closet:</b>	4' x 10'	<b>Roof:</b>	Asphalt
<b>1st Floor Sq Ft:</b>	1,071	<b>Up Bedroom:</b>	11'3" x 11'4"	<b>Exterior:</b>	Aluminum
<b>2nd Floor Sq Ft:</b>	924	<b>Up Bedroom:</b>	7' x 7'8"	<b>Interior Trim:</b>	Fir & Painted
<b>Basement:</b>	24' x 37' Partially Finished	<b>Baths:</b>	2 & 1/2	<b>Interior Walls:</b>	Plaster
<b>Bsmt Store Room:</b>	10'5" x 18'4"	<b>Shower:</b>	2	<b>Wells:</b>	None
<b>Bsmt Store Room:</b>	10'4" x 10'5"	<b>Front Room:</b>	11' x 18'	<b>Shed:</b>	8' x 10'

**Features:** This is a very nice 1 ½ story home that has lots & lots of updates and improvements including all new kitchen cabinets, countertops, backsplash, sink and faucet with new flooring throughout. The first floor has a living room with marble tile floor, formal dining room, kitchen, sunken family room with fireplace and new full bath and ½ bath on 1st floor. There is an open stairway to the upstairs which has three bedrooms and full bath. The basement is partially finished with rec room, mechanical/laundry room, and storeroom. There is an attached double garage, storage shed, and private backyard.

**Legal Description:** Lot 3, S 46' of Lot 2,  
 Block 7, Armstrong Park Addition  
**Parcel:** 20.151.0640  
**Price:** \$174,900



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.