



119 South 7th Street, St. James, MN 56081
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Address:	922 Armstrong Blvd N St. James, MN 56081	Living Room:	11'8" x 16'2"	Heating System:	Electric FA
Type:	Townhouse	Dining Room:	9'6" x 9'8"	Air Conditioning:	Central
Owner:	Erik Gratz	Kitchen:	8'4" x 9'6"	Electrical Service:	100 Amp CB
Age of Home:	46 +/- Years	Cabinets:	Oak	Water Heater:	50 Gal Electric
Lot Size:	59' x 150'	Bedroom:	11'6" x 16'	Water Softener:	Yes, Owned
2024 Taxes:	\$1,024 NHS	Bedroom:	9'2" x 12'6"	Attached Garage:	20' x 23'
Spec. Assess.:	\$35 Recycling	Baths:	1 1/2	Roof:	Asphalt
1st Floor Sq Ft:	22' x 32'	Shower:	1	Exterior:	Vinyl
2nd Floor Sq Ft:	22' x 32'	Utility Room:	8'4" x 8'5"	Interior Trim:	Mahogany & Oak
Entry:	4' x 12'			Interior Walls:	Sheetrock
				Wells:	None

Features: Move-in ready and in perfect condition with many amenities! Ceramic floor entryway, attractive kitchen, nice laundry room off the kitchen, living room with patio door, master bedroom with patio door, very nice bathroom off the master bedroom, and lots of storage. Newer forced air furnace attached 2-stall garage with cement driveway, and a very nice backyard. All appliances are in very good condition and will stay with the home. This home is very energy efficient and must be seen to be appreciated!

Legal Description: Lot 8, Somerset Hills,
City of St. James

Parcel: 20.605.0080

Price: \$154,500



For more information call or stop in at Mayberry Realty
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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.