



119 South 7th Street, St. James, MN 56081
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|-------------------------|---|---------------------------|----------------|----------------------------|-------------|
| Address: | 313 Armstrong Blvd S St. James, MN 56081 | Living Room: | 13'7" x 13'10" | Heating System: | FA NG |
| Type: | 2 Story | Dining Room/Den: | 8'4" x 11' | Air Conditioning: | Central Air |
| Owner: | Dakota & Madison Dill | Kitchen: | 12'6" x 12'7" | Electrical Service: | 100 Amp CB |
| Age of Home: | 125 +/- Years | Cabinets: | Oak | Water Heater: | 40 Gal Gas |
| Lot Size: | 75' x 100' + 45' x 50' | Family Room: | 13'3" x 13'6" | Water Softener: | Yes, Rented |
| 2024 Taxes: | \$1,552 NHS | Up Bedroom: | 8'6" x 10'10" | Garage: | 22' x 22' |
| Spec. Assess.: | \$35 Recycling | Up Bedroom: | 10'5" x 13'6" | Roof: | Asphalt |
| 1st Floor Sq Ft: | 1,028 | Up Bedroom: | 13'3" x 13'7" | Exterior: | Vinyl |
| 2nd Floor Sq Ft: | 832 | Baths: | 2 | Interior Trim: | Oak |
| Basement: | 26' x 32' + 14' x 14' | Shower: | 2 | Interior Walls: | Sheetrock |
| Deck: | 10' x 18' | Utility Room/Bath: | 8'5" x 11' | Wells: | None Known |
| | | Basement Room: | 11'3" x 12' | | |

Features: Must see to appreciate this charming new listing! Large upgraded kitchen, dining area with patio door to outside, first floor laundry room with ½ bath, formal dining room, living room and a very nice front entryway. Upstairs has three bedrooms and full bath. Large deck on back of home, partially fenced yard giving off a very pleasant atmosphere, and finished off two car garage. This home is priced to sell!

Legal Description: N 50' of 7, 8, 9, &
 S 25' of N 75' of Lots 7 & 8, Block 32, Original
Parcel: 20.100.3130
Price: \$142,500



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.