



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:	1012 Armstrong Blvd N St. James, MN 56081	Living Room:	12' x 13'2"	Heating System:	Elec Baseboard
Type:	1 1/2 Story	Dining Room:	12'5" x 14'6"	Air Conditioning:	None
Owner:	Maria Granados	Kitchen:	11'6" x 13'4"	Electrical Service:	200 Amp CB
Age of Home:	134 +/- Years	Cabinets:	Prefinished-White	Water Heater:	50 Gal Elec
Lot Size:	70' x 140'	Up Bedroom:	11' x 11'9"	Water Softener:	None
2024 Taxes:	\$622 NHS	Up Bedroom:	10'7" x 11'7"	Shed:	8' x 10'
Spec. Assess.:	\$35 Recycling	Up Bedroom:	11'3" x 13'4"	Roof:	Asphalt
1st Floor Sq Ft:	874 +/-	Baths:	1	Exterior:	Vinyl
2nd Floor Sq Ft:	520 +/-	Shower:	1	Interior Trim:	Painted
Basement:	12' x 12' +/-	Foyer Entry:	8' x 10'	Interior Walls:	Plaster/ Panel
Open Porch:	8' x 10'	1st Floor Laundry:	8' x 10'10"	Wells:	None Known
		Deck:	12' x 15'	Utility Shed:	10' x 14'

Features: This property is located in the north part of St. James on Armstrong Blvd North. Featuring some newer windows, spacious kitchen with white prefinished cabinets, formal dining, living room, full bath down, 3 large bedrooms upstairs. Also, first floor laundry room with partial basement, large deck behind, nice open front porch and utility shed for storage, shady backyard and some newer Thermopane windows, newer shingles, and newer vinyl siding. All new floor covering.

Legal Description: N 70' of Lot 2, Block 2,
 Trustee's Subdivision, Bass Addition
Parcel: 20.177.0030
Price: \$89,900



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.