



119 South 7th Street, St. James, MN 56081  
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<b>Address:</b>	915 Armstrong Blvd S St. James, MN 56081	<b>Living Room:</b>	12'6" x 22'6"	<b>Heating System:</b>	FA NG
<b>Type:</b>	Two Story	<b>Dining Room:</b>	11'1" x 12'2"	<b>Air Conditioning:</b>	Central
<b>Owner:</b>	Schmidt Trust	<b>Kitchen:</b>	9' x 12' + 5' x 8'2"	<b>Electrical Service:</b>	100 Amp CB
<b>Age of Home:</b>	89 +/- Years	<b>Cabinets:</b>	Maple	<b>Water Heater:</b>	50 Gal Electric
<b>Lot Size:</b>	55' x 150' + 30' x 45'	<b>Family Room:</b>	13' x 14'	<b>Water Softener:</b>	Yes, Owned
<b>2025 Taxes:</b>	\$2,346 HS	<b>Up Bedroom:</b>	13' x 8' + 4' x 5'	<b>Attached Garage:</b>	11' x 19'
<b>Spec. Assess.:</b>	\$38 Recycling	<b>Up Bedroom:</b>	10'1" x 12'	<b>Detached Garage:</b>	22' x 36'
<b>1st Floor Sq Ft:</b>	1,272	<b>Up Bedroom:</b>	10'7" x 14'	<b>Roof:</b>	Asphalt
<b>2nd Floor Sq Ft:</b>	473 +/-	<b>Up Office:</b>	6'3" x 6'5"	<b>Exterior:</b>	Wood - Painted
<b>Basement:</b>	676	<b>Baths:</b>	1 & 2 3/4	<b>Interior Trim:</b>	Birch
<b>Entry:</b>	4' x 7'	<b>Shower:</b>	3	<b>Interior Walls:</b>	Plaster
<b>Patio:</b>	14' x 36'	<b>Sun Room:</b>	14' x 14'6"	<b>Wells:</b>	One in basement
		<b>Patio:</b>	7' x 14'		

**Features:** This is a very neat property built by The Schmidt Family with lots of quality, charm & character! Featuring kitchen with maple cabinets, nice sized formal dining room with built-in hutch, 4 season sunroom, family room, bathroom, living room with gas fireplace and varnished coving, front entry with closet on the main floor. There is a partial open stairway going upstairs which has 3 bedrooms with lots of closets, office, and full bathroom. Full basement under the main portion of the house with central a/c in 2021, 100 Amp CB electrical, 50 gal elec and 50 gal gas water heaters (one for the whirlpool hot tub). There is an attached garage and an additional 22' x 36' detached garage across the alley. The exterior has lots of neat landscaping, patio, underground sprinkler system with separate meter (system hasn't been used for a few years). Property is located in a well-established residential area in the south part of St. James. Homes of this quality very rarely are on the market for sale!

**Legal Description:** N 40.5' of Lot 6; S 14.5' of Lot 7, N 30' of S 89' of W 45' of Lot 5, Block 25, Close's Addition

**Parcel:** 20.201.2270

**Price:** \$184,500



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.