



119 South 7th Street, St. James, MN 56081  
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<b>Address:</b>	718 6th Street North St. James, MN 56081	<b>Living Room:</b>	13' x 19'	<b>Heating System:</b>	NG FA
<b>Type:</b>	1.5 Story	<b>Dining Room:</b>	10'10" x 12'	<b>Air Conditioning:</b>	Central & Wall Unit
<b>Owner:</b>	Cristian Espinoza & Brenda Yaneth Garcia Alvarado	<b>Kitchen:</b>	9'6" x 12'	<b>Electrical Service:</b>	100 Amp CB
<b>Age of Home:</b>	94 +/- Years	<b>Brkfst Nook:</b>	6' x 8'	<b>Water Heater:</b>	50 Gal Electric
<b>Lot Size:</b>	102' x 140'	<b>Cabinets:</b>	Birch	<b>Water Softener:</b>	Owned, Culligan
<b>2025 Taxes:</b>	\$1,578 HS	<b>Bedroom:</b>	12' x 12'	<b>Detached Garage:</b>	20' x 20'
<b>Spec. Assess.:</b>	\$38 Recycling	<b>Bedroom:</b>	12' x 12'	<b>Roof:</b>	Asphalt
<b>1st Floor Sq Ft:</b>	1,068	<b>Front Entry:</b>	4' x 8'	<b>Exterior:</b>	Stucco
<b>2nd Floor Sq Ft:</b>	502	<b>Baths:</b>	1	<b>Interior Trim:</b>	Oak
<b>Basement:</b>	26' x 35' + 6' x 13'	<b>Shower:</b>	1	<b>Interior Walls:</b>	Plaster
		<b>Upstairs:</b>	13' x 22' + 9' x 12' + 6' x 7'4" + 6'4" x 10'	<b>Wells:</b>	None Known

**Features:** Super attractive 1 ½ story stucco home on a large shady lot with a great lawn. Featuring lots of woodwork, fireplace, dining room, kitchen with breakfast area and two large bedrooms and bath on first floor. Second floor is all knotty pine, approximately 500 square feet, one large room in the center with small areas off that. This home has a new natural gas forced air furnace with central a/c and all new duct work, all hardwood floors on the first floor have been sanded and refinished. Very well-built basement, newly painted exterior, fantastic woodwork throughout the home, and is in move-in condition!

**Legal Description:** Lots 10, 11, Block 5,  
Armstrong Park Addition, City of St. James

**Parcel:** 20.151.0460

**Price:** \$184,900



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.