



119 South 7th Street, St. James, MN 56081  
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<b>Address:</b>	815 Armstrong Blvd N St. James, MN 56081	<b>Living Room:</b>	13'2" x 20'6"	<b>Heating System:</b>	F/A NG
<b>Type:</b>	Two Story	<b>Dining Room:</b>	13'6" x 16'	<b>Air Conditioning:</b>	Central
<b>Owner:</b>	Mike & Kristin True	<b>Kitchen:</b>	12'3" x 16'10"	<b>Electrical Service:</b>	150 Amp CB
<b>Age of Home:</b>	102 +/-	<b>Cabinets:</b>	Oak	<b>Water Heater:</b>	50 Gal Electric
<b>Lot Size:</b>	53' x 140'	<b>Up Bedroom:</b>	10'6" x 14'	<b>Water Softener:</b>	None
<b>2025 Taxes:</b>	\$1,412 HS	<b>Up Bedroom:</b>	10'7" x 12'6"	<b>Garage:</b>	16' x 18'
<b>Spec. Assess.:</b>	\$38 Recycling	<b>Up Bedroom:</b>	10'7" x 12'10"	<b>Roof:</b>	Asphalt
<b>1st Floor Sq Ft:</b>	1,126	<b>Up Bedroom:</b>	8'2" x 10'	<b>Exterior:</b>	Slate
<b>2nd Floor Sq Ft:</b>	700 +/-	<b>Baths:</b>	1	<b>Interior Trim:</b>	Oak
<b>Basement:</b>	1,014	<b>Shower:</b>	1	<b>Interior Walls:</b>	Plaster
<b>Sunroom:</b>	9' x 16'6"	<b>3 Season Entry:</b>	8'5" x 8'8"	<b>Wells:</b>	None Known
		<b>Front Entry:</b>	5' x 5'6"		

**Features:** Two-Story home on Armstrong Blvd North with lots of charm and character. The main floor has kitchen, formal dining room with leaded glass windows, living room with Colonnades, sunroom with lots of windows, open staircase, double front entrances, lots of beautiful woodwork and hardwood floors! The second floor has four bedrooms all with hardwood floors and lots of closets, and full bathroom with tub/shower. The walk-up attic has lots of storage space. There is a full basement with laundry/mechanical area and two storage rooms. The forced air furnace, air exchange and central air conditioning were put in new in 2021. There is 150 amp CB electrical service and 50 gallon electric water heater. The exterior was recently repainted and the asphalt shingles are brand new this summer!

**Legal Description:** S 34' of Lot 2, N 19' of Lot 3,  
 Block 12, Armstrong's Park Addition, City of St. James

**Parcel:** 20.151.1100

**Price:** \$139,900



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.