



PRICE: \$89,900

202 First Avenue South
St James, Minnesota 56081
507-375-3205

www.firstrealtyofstj.com



Address: 704 Armstrong Blvd South, Saint James, MN 56081
Owner: Edgar and Priscilla Villarreal
Brief Legal Desc: Close's Addition Lot-002 Block-006 & S30' of Lot 1

Type:	1.75 Story	Back Entry:	5 x 7	Heating System:	HW
Age of Home:	1903			Heat Budget	160-175
Lot Size:	100 x 292			Cooling System:	N/A
Current Taxes:	\$1,337.00	Baths:	5.4 x 11.9	Water Heater:	50 gal
Spec Assessments:	\$35.00	Full:	Yes	Water Softner:	Own
1st Floor Sq. Ftg:	1000.88	3/4 Bath:	No	Well:	No
2nd Floor Sq. Ftg:	457.58	1/2 Bath:	No	Electric Service:	Fuses/CB
Basement Sq. Ftg:	910	Kitchen:	12 x 18	Garage:	28 x 38.5
Living Room:	14.2 x 14.7	Cabinets	Oak	Screened-in Porch:	4.6 x 13
Dining Room:	13.2 x 25.7	Stove/Oven	Yes		
Bedroom:	9.6 x 10.1	Hood	Yes	Roof:	Asphalt
Bedroom:	10 x 15.6	Refrigerator	Yes	Exterior:	Wood
Bedroom:	11.6 x 12.10	Dishwasher	Yes	Interior Walls:	Plaster
		Disposal	No	Interior Trim:	Oak
		Eating Area	Yes		

Features: (This property is being sold "as-is") This home has a great layout with lots of built-in's and storage. The main floor is fully connected and has a large floorplan. Natural hardwood floors throughout the entire house. Large two stall garage. Fireplace with natural brick work. Large screen-in porch. Three bedrooms and one full bathroom on the 2nd floor. Very large lot for the City of Saint James.

Exclusions:



Contact:

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The information on this sheet is believed to be accurate, but we are not responsible for any errors regarding this information