

---Property Highlights---

A great opportunity to purchase a 4 bedroom - 2 bath home that's totally renovated and turn-key! Perfect for a first-time homebuyer, this home features refinished hardwood floors, gorgeous Craftsman-style trim/woodwork, formal dining room, renovated kitchen and baths, and lower level family room!

Main Level Living

- ◇ Charming 1920's home with every area touched and renovated
- ◇ The craftsman-style woodwork in the living and dining rooms have been carefully refinished to perfection
- ◇ Notice the lovely refinished hardwood floors, crown molding and picture rail; new lighting!
- ◇ The new kitchen has been remodeled with newly enameled cabinets, granite counters with a suede finish, farm-style sink with disposal, undercab lighting and large subway tiled backsplash
- ◇ The higher-end stainless appliances include: Samsung fridge with ice/water dispenser, French doors, and convenient 3rd drawer; Bosch dishwasher, and Electrolux gas stove
- ◇ Bedroom 1 features a new ceiling fan/light and could be used as an office/den/guest room
- ◇ The new full bath highlights the penny-tiled flooring, deep soaking tub, pedestal sink and glassblock window with vent

Upper Level Living

- ◇ The refinished hardwood floors extend to this level and throughout the bedrooms
- ◇ Bedroom 2 - new lighting
- ◇ Master Bedroom 3 – Sunny sitting area, California-style ¾ bath with dual sinks, granite counters, tiled shower and walk-in closet
- ◇ New insulation added to the upper bedrooms and bath

Lower Level

- ◇ Enjoy using the family room for get-togethers, movie night and relaxing
- ◇ The family room is heated by electric baseboard; new carpet installed; recessed lighting
- ◇ Bedroom 4 features an egress window (2017), new carpet, walk-in closet and electric heat
- ◇ Glassblock windows installed in all other areas of the lower level
- ◇ There is a large storage room and laundry area as well

General Information

- All windows have been hand-glazed
- All hardwood floors sanded and refinished
- All original radiators were sandblasted by AJ Morgan Co and reset
- Period crystal doorknobs and original built-in linen cabinet were kept
- Burnham Boiler/Bradford White 40-gal hot water heater
- New back storm door
- New 6" water main added to street on 21st Ave in 2017 – **Buyer to assume the current levied assessment**

Area amenities include:

Dine @ Carbone's Pizza – ie (Italian Eatery) – the 5-8 Club (get your juicy-lucy on!) – Fat Lorenzo's - Starbucks – Caribou – Cork Dork (wine shop) – Grand Ole Creamery – All on Cedar Ave!

- Just block south to Lake Hiawatha Golf Course/Beach/Park
 - Enjoy the proximity to Lake Nokomis, Beach, and trails
- Catch the Grand Rounds Trails System to bike all over the city
 - 3 blocks north to Sibley Park