

- Property Highlights -

- 1930's charm and architectural features
- Hardwood floors on both the main and 2nd floors
- Large and comfortable living room with high ceilings and wood-burning fireplace
- Spacious formal dining room with built-in period cabinets
- Beautiful gourmet kitchen with plenty of cabinets, granite counters, stainless appliances, large island with breakfast bar
- Great room open to kitchen and boasts in-floor heat; TV/mount and speakers to stay
- Charming ½ bath off the kitchen
- Upper-level features hardwood floors, high ceilings and 3 sizable bedrooms
- You'll love the updated full bath
- The lower level is finished with a family room with egress and fireplace
- There's plenty of space for your office as well
- Loads of storage, laundry room and ¾ bath finish this area
- Detached 2-car garage

General info:

- Central AC with condenser in backyard and handler in upper-level closet - serviced in 2021; installed in 2007
- Front concrete steps replaced in 2019
- Stucco sandblasted and resurfaced in 2012
- Roof replaced in 2009
- Kitchen/Great Room remodel in 2007
- Slant-Fin Boiler (2000)

- **Basement freezer can be conveyed with the sale**
- **Seller prefers to convey all mounted TVs with the sale**

Area Amenities:

Perfectly located between Lakes Harriet and Bde Maka Ska!

Enjoy the Grand Rounds trail system!

Steps to Linden Hills Park!

Just a few blocks to the Linden Hills Library and Downtown Linden Hills!