

## ---Property Highlights---

Terrific Weidema Estates end-unit townhome that's near area bike trails and local shopping and restaurants. Wonderful spaces in this SE facing unit with large living room and gas-burning FP, informal dining, spacious kitchen with breakfast bar and pantry and access to the private patio.

You'll love the upper level with loft area for an office, kids' space or family room. Additionally, there are 2 bedrooms, a full bath and full-sized laundry. Enjoy the close proximity to several parks and easy access to wherever you need to be!

### General Information

- Sunny SE corner unit with 1471 finished square feet!
- Freshly painted rooms
- New carpet in the living room - July 2019
- New stainless dishwasher – July 2019
- Furnace cleaned and tuned in July – ready to go!
- New vinyl siding and roof on all buildings in 2014
- Landscape/Sod to be replaced by association 2019
- FHA approved for financing
- Award-winning Anoka-Hennepin School District

### Area amenities include:

- Local Area Restaurants include: *just to name a few*
  - Buona Sera Ristorante
  - Hudy's Café
  - Culvers
  - El Toro Mexican
- Area shopping is just a short drive west to 114<sup>th</sup>/Hwy 169 to find:
  - Cub Foods
  - Caribou
  - Walgreens
  - Mann Theatres
- Enjoy the local park near you!
  - Brittany Park
  - Andrews Park and Splashpad
  - Oxbow Creek Park
  - Coon Rapids Dam Regional Park

### HOA Information:

- **Managed by:** Genesis Property Management | 763-424-0300
- **Monthly Dues:** \$200
- **HOA dues include:** Sanitation, Snow/Lawn Care, Outside Maintenance, Hazard Insurance, Building Exterior, Professional Management
- Rentals Permitted/6mos lease minimum | 2 Cats and 2 Dogs allowed (Height limit-21 inches and less) | Mandatory Owner's Association