

## ---Property Highlights---

Attractive 1915 bungalow in the heart of the Howe neighborhood of Minneapolis! Plenty of vintage charm that includes original hardwood floors, a restful front 4-season sunroom, along with the modern updates you're looking for in the updated and open kitchen and full bath. Wonderful south Minneapolis location between the LRT and River and easy walkability to your local coffee shop and movie theatre.

### **Main Level:**

- Charming east-facing home – greet each day with a morning sunrise and afternoon sunset!
- Sweet 4-season sunroom with beadboard ceiling and walls that's restful and spacious.
- Beautiful hardwood floors throughout the main level; painted woodwork/trim
- Period archway between living and dining spaces with crown molding and attractive decor
- The kitchen is updated and open with breakfast bar, quartz countertops, stainless appliances, beautifully tiled backsplash, undermount deep sink and under-cab lighting. Loads of natural light streams from the windows and there's plenty of cabinetry for all your needs.
- The dining room features wonderful built-in white side cabinets
- Main level bedroom features hardwood floors, ceiling fan and an adjacent updated full bathroom with glass block window
- There is a convenient mudroom at the back entrance with built-in cabinets/shelves

### **Upper Level:**

- This level features 2 spacious bedrooms with good ceiling height
- The open loft is spacious and has a great feel – perfect place to hang-out/enjoy a movie night or a quiet place to read

### **Lower Level:**

- The basement is full and unfinished and awaits your design ideas! A great space that's clean, open and organized.
- Glass block windows have been added
- Plenty of storage, laundry and easy access to your mechanicals

### **General Home Information:**

- Clean TISH and COA issued
- Amazing backyard that's fully fenced and landscaped with perennials and features a dedicated fire pit area and patio
- You'll enjoy having an extra-large 2+car garage that also boasts 2 additional parking spaces
- New screen door – 2019 | New water heater – 2015 | New gas stove – 2014
- 4-season Sunroom – 2010 | Kitchen and Bathroom updated/renovated – 2008
- Nestled on an oversized lot – 51 x 129

## Area Amenities:

- A quick 17-minute walk west to the LRT station on 38<sup>th</sup> and catch the Blue Line to downtown or MOA!
- ***Some area eateries include to name a few all within a 5-minute drive:***  
Parkway Pizza | The Howe Daily Kitchen | Blue Door Pub | Cardinal Restaurant | Northbound Brewpub | Hi-Lo Diner | Fire Roast Coffee and Wine | Riverview Cafe
- Walk to Mother Earth Gardens to pick up your seasonal flowers and plants
- Stroll to the Riverview Theater and catch a movie
- Just a 6-minute drive to Minnehaha Falls Park – have lunch at Sea Salt!
- Bike ride over to the Mississippi Gorge Regional Park – 10 minutes away!