

## ---Property Highlights---

Appealing 1913 1.5 story home in the Hiawatha neighborhood of Minneapolis! Plenty of old-world, Mission-Style charm including original hardwood floors, natural woodwork, and a stunning built-in buffet. The kitchen has been renovated and in keeping with the original architecture of the home, has perfectly blended old and new. There are 3 upper level bedrooms with an updated full bath, hardwood floors and an open-air deck for enjoying seasonal days and nights. You'll spend a lot of time in the fenced backyard, gardening, grilling, enjoying the perennials and just having fun.

### Main Level:

- Welcoming west-facing home with plenty of curb appeal– enjoy the afternoon sunsets!
- Cozy sunroom to have movie night or read a good book; finished with crown molding and a built-in cabinet with shelving and plenty of windows
- Spacious living room open to the large foyer with wonderful hardwood floors; you'll love the archway into the dining room!
- A spacious half bath was added with pocket door, penny-tiled floor and mission-style vanity
- Separate formal dining room with bay window and stunning period built-in buffet
- The kitchen is lovely and has been thoughtfully renovated with stainless KitchenAid appliances including a 5-burner gas stove, beautiful counters, farmer's sink, center island, shaker-style wainscoting, large kitchen window and perfectly blended finishes to match the architecture of the home.
- You'll love having a main level laundry in the open mudroom with built-in cabinets.
- There is a convenient and usable back porch entry just off the mudroom to the fenced backyard

### Upper Level:

- 3 bedrooms on this level all with hardwood floors, high ceilings and good-sized closet space
- The full bathroom has been updated with tiled floor, walls, and tub surround
- Enjoy the seasonal days and nights out on the upper deck!

### Lower Level:

- Plenty of storage and easy access to your mechanicals

### General Information:

- Clean TISH and COA issued
- Detached 2-car garage
- New carpet – 2019
- New exterior doors | Main Level Half Bath Addition | New water heater | Basement wall tuckpointed and sealed– 2018
- Kitchen Renovation – 2016
- Laundry/Mudroom Remodel – 2015
- New Roof/Gutters/Fascia – 2011
- Mostly new windows installed - 2008

## **Area Amenities:**

- ***Some local eateries, all minutes away, include:***  
Blue Door | Parkway Pizza | Cardinal Bar/Restaurant | The Howe
- Minnehaha Creek and Parkway is just a short 3 blocks south – catch the Grand Rounds!
- Just a 20-minute walk to Minnehaha Falls Park – have lunch at Sea Salt!
- Only a 3-minute drive to the Mississippi Gorge Regional Park
- Walk up to the Hiawatha School Park and use the wading pool in the summer and ice rinks in the winter! The kids will have hours of fun playing on the playground!
- Just 2 blocks to the Riverview Theater and Mother Earth Gardens!