

---Property Highlights---

Desirable Two-Level Condo in Emerald Gardens! Wonderful sun-filled spaces throughout this 2 bedroom/2 bath unit including an office area, 2nd floor laundry, large private patio and 2 heated tandem parking spaces as well as 2 surface parking permits. Fabulous Prospect Park location and just steps to the Green Line!

Main Level:

- Spacious and sun-filled main level with an open-concept floor plan, hardwood floors, large windows and sky-high ceilings.
- The kitchen is well-appointed with plenty of white cabinetry, granite counters, stainless appliances including a gas stove, tiled floors, and large breakfast bar.
- An informal dining area gives you plenty of space for dining.
- You'll appreciate the large half bath as well!
- Loads of storage next to the stairway + coat closets at both entrances and freshly painted

Upper Level:

- You'll love having both bedrooms on the same level each with loads of sun, large closets (walk-in master closet) and high ceilings.
- Perfect office location in the loft area
- Stackable washer and dryer on this level as well as a well-appointed full bathroom
- Mechanical closet (furnace/ac and h2o heater) located here
- New carpet just installed and freshly painted!

General Information:

- Property is professionally managed by: First Service Residential | 952-277-2700
- Monthly HOA Fees are: \$420.87
- Fees include: Trash, Water, Sewer, Snow and Lawn Care, Outside Maintenance, Building Exterior, Hazard Insurance, Security System, Elevator, Parking and Professional Management
- Cats/Dogs are allowed, # limit/weight limit, Rentals are permitted – may have some restrictions
- Storage unit to right of main door down the hallway #17 | Tandem parking #11 and #65

Area Amenities:

- The Green Line station is steps away on University Ave! 20 mins to downtown Mpls and 30 mins to Union Station in St Paul!
- Wander up to Prospect Park and take a peek at the Witches Tower!
- *Great Dining at your Doorstep: All within 5 miles*
Egg and I | Hodges Bend | Keys Café-Bakery | Caffè Biaggio | The Naughty Greek | Foxy Falafel
- *Grab Coffee or a Pint at:*
Dogwood Coffee | Workhorse Coffee Bar | Surly Brewing | Urban Growler Brewing