

## ---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 oasis and 1 heated parking space with storage as well as 2 additional 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, cherry hardwood floors, large windows and sky-high ceilings.
- The patio entry door has a retractable screen as well
- The kitchen is well-appointed with plenty of cabinetry, granite counters, stainless appliances including a gas stove, deep undermount sink, tiled flooring and breakfast bar
- An informal dining area gives you plenty of space for dining and entertaining.
- You'll appreciate the large half bath with pedestal sink
- Loads of storage next to the stairway
- Take a look at the closet by the patio door....it's a workspace!

### Upper Level:

- You'll love having both bedrooms on the same level each with loads of sun, large closets (walk-in owner's closet) and high ceilings.
- The renovated full bath features in-floor heat for those chilly mornings! Very spa-like! Dual sinks, quartz counters and lux step-in shower
- Perfect office/den location in the loft area
- Stackable washer and dryer on this level with great storage – how convenient!
- Mechanical closet (furnace/ac and h2o heater) located here; These are all less than 2 yrs old!
- Beautiful cherry hardwood floors on this level as well

### General Information:

- Property is professionally managed by: First Service Residential | 952-277-2700 | Nick Earney, property manager
- Monthly HOA Fees are: \$420.87
- Fees include: Trash, Water, Sewer, Cable, Internet, Snow and Lawn Care, Outside Maintenance, Building Exterior, Hazard Insurance, Controlled Access, Elevator, Parking and Professional Management
- Cats/Dogs are allowed, # limit/weight limit, Rentals are permitted – may have some restrictions
- Parking spot #38 with large storage cage
- Wood blinds on all windows

### 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 | Caffe Biaggio | The Naughty Greek | Foxy Falafel
- **Grab Coffee or a Pint at:**  
Dogwood Coffee | Workhorse Coffee Bar | Surly Brewing | Urban Growler Brewing