

----- Property Highlights -----

Welcome to 5121 15th Ave S! Classic Tudor-style home with 3 bedrooms and 2 baths. Located just 2 blocks from the Minnehaha Creek and Parkway and within biking distance to Lake Nokomis Beach and Park! This gem is nestled on a lovely street lined with mature trees and features sun-filled spaces, lovely hardwood floors, period 1930s architectural features with modern kitchen and baths. You'll love to spend your seasonal days and nights in the fabulous backyard with deck, patio area and plenty of greenspace!

Main Level Living

- Appealing entry into the home with an attractively landscaped front yard and charming window boxes
- Enter into the spacious living room featuring hardwood floors, wood-burning brick FP, high coved ceilings with crown molding. You'll love all the sunlight streaming in!
- Charming archways to each room and your formal dining room is large enough for any sized get-together
- The kitchen has been updated with new stainless Whirlpool appliances, granite counters, undermount sink, and boasts a charming and sunny breakfast nook that overlooks the backyard!
- Bedrooms 1 and 2 are on this level and flank a full bathroom with deep tub, tiled floor and walls, and pedestal sink
- You'll spend most of your seasonal days and nights in your wonderful cedar fenced back yard with large deck and patio area, lovely landscaping and greenspace to run and play

Upper Level Living

This level is all owner's suite with convenient office/computer nook, private $\frac{3}{4}$ bath, convenient built-ins, walk-in closet, and large comfortable sitting area – perfect for reading/tv/relaxing. Plenty of attic storage as well.

Lower Level Living

- This generous and fresh space is ready for your design ideas and finishes! Build instant equity and added living space!
- Two dedicated storage rooms, laundry area and mechanicals.

General Home Information

Hardwood floors on the main level – Back entry mudroom area – Fully fenced backyard – 12x10 deck
North and South sides of the cedar fence replaced in 2015

Area Information

Fabulous Hale Community of Minneapolis

Hot Plate Diner (on Bloomington) – Carbone's Pizza – ie (Italian Eatery) – the 5-8 Club (get your juicy-lucy on!) – Fat Lorenzo's - Starbucks – Caribou – Cork Dork (wine shop) – Grand Ole Creamery – Bergan's SuperValu – All on Cedar Ave!