

## ----- Property Highlights -----

Welcome to 3212 Jersey Ave S! Beautifully maintained home with 3 bedrooms, 2 baths, a delightful 3-season porch and is surrounded by a fenced backyard. Nestled on a pretty street with mature trees this home bursts with charm!

### Main Level Living

- The spacious living room boasts hardwood floors, stone wood-burning fireplace, crown molding and a large picture window
- The kitchen is dripping in sunlight! Plenty of cabinet space, granite counters, undermount stainless sink, subway tiled backsplash, peninsula and tiled floor
- Appliances include: Gas Stove, Microwave, Fridge, and Dishwasher
- Step into the 3-season porch surrounded by windows where you'll spend endless seasonal days and nights
- Two sizable bedrooms with hardwood floors and good-sized closets
- The charming full bath offers tiled floor, tub surround, and granite counter vanity

### Upper Level Living

- Your own oasis with a sunny master bedroom, built-in drawers and plenty of headroom
- The landing offers a computer area, built-in shelving/bookcase and walk-in closet
- Easy access to the large attic storage area as well

### Lower Level Living

- This generous space boasts a great Family Room with egress window. A great place for a movie night!
- An updated  $\frac{3}{4}$  bath adjacent to the family room
- Loads of storage in the dedicated storage closet

### General Information

- Oversized 2-car detached garage wired for electricity
- Fenced in backyard; lush perennials plants/bushes in front and back
- Maintenance-free exterior siding
- Roof replaced in October 2017
- New kitchen sink – October 2017
- New Water Heater in June 2015
- Basement remodel with  $\frac{3}{4}$  bath and egress window in April 2014
- 6-panel doors | Ceiling fans

### Area Information:

- Just 1 block to the local St Louis Park Library on Library Lane
- Stroll to Parkview, Freedom, and/or Oak Hill Park with Splash Pad
- Enjoy great eats at Park Tavern and Park Pizza just a 2-minute drive away.
- Knollwood is just a short 5-minute drive west and Lake Calhoun is just a short 3-minute drive east!