

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

***A great opportunity to purchase a sweet 3-bedroom home in the Howe neighborhood of Minneapolis. Perfect for a first-time homebuyer, this home features hardwood floors, formal dining room, spacious kitchen, 1.5 baths + den!***

***Enjoy a great location near the LRT station, area coffee shops, and eateries!***

### ***Main Level Living***

- ◇ *Charming 1920's home with a main level bedroom, hardwood floors in the bedroom, living and dining rooms, full bathroom, dining room has a lovely built-in buffet, spacious kitchen, and access to the backyard and basement*

### ***Upper Level Living***

- ◇ *There are 2 bedrooms on this level as well as a comfortable den/loft for TV watching, reading or relaxing*
- ◇ *Convenient ½ bath completes this level*

### ***Lower Level***

- ◇ *The lower level is clean and bright and ready for your design ideas! Plenty of room to add a family room/amusement room! Your mechanicals and laundry are located here and there is a nice storage room perfect for canning, wine, etc.*

### ***General Information***

- *New roof in June of 2013*
- *Glass-block windows in basement*
- *Insulation added in 2012*
- *Butterfly-friendly native plants in the boulevard gardens as well as lovely perennials that surround the house under a canopy of maple and oak trees*

### ***Nearby restaurants and coffee shops include:***

- *Blue Door Pub, The Howe Daily Kitchen and Bar, Riverview Café, FireRoast Coffee and Wine, Dumpling, Cardinal Restaurant*
- *Choose your annuals and perennials from Mother Earth Gardens!*
- *Enjoy a movie night at the Riverview Theatre!*
- *You are a 5-minute bike ride or a 14-minute walk to the 38<sup>th</sup> Street LRT Station!*