

---Property Highlights---

Beautiful Arts and Crafts-style 2.5 Story home featuring 4 spacious bedrooms – 2 full baths – an office/den – sunroom – 3 season screened porch – and private backyard! Nestled perfectly in the heart of Prospect Park with walking/biking distance to Tower Hill Park, local eateries, coffee shops, and many entertainment venues!

Foyer/Living Room/Four Season Sunroom

- ◇ Welcoming foyer with lovely hardwood floors, stunning woodwork, an open staircase to the upper levels and original light fixture
- ◇ Enter the spacious living room to your right and enjoy the extended hardwood floors, beautiful brick fireplace and crown molding – a warm and comfortable room
- ◇ Access the 4 season sunroom via the French doors from the living room
- ◇ Surrounded by windows that bring in the lovely outdoors and natural light – a perfect place to unwind

Formal Dining Room/Kitchen/Screened Porch

- ◇ Entertain your guests in the striking formal dining room with exquisite box-beamed ceiling, gorgeous hardwood floors and original lighting
- ◇ There is a unique alcove for your buffet or artwork and flanked by delightful leaded-glass windows
- ◇ The generous kitchen has been updated and features granite counters, lovely cabinets, stainless appliances and a dual undermount sink.
- ◇ Several windows bring in copious amounts of natural light
- ◇ You'll love the great prep area/buffet with a small office area and glass door cabinets
- ◇ Just off the kitchen is the amazing 3 season screened porch with bead-board ceiling– a perfect place for bird watching or catching up on the latest news/events; restful and wonderful!

Upper Level Bedrooms and Baths

- ◇ Enjoy 3 large bedrooms on the 2nd level each with fabulous natural light
- ◇ The Master bedroom offers a great space to unwind, read; your private oasis
- ◇ Each room has lovely hardwood floors and good closet space
- ◇ There is an updated full bathroom with pedestal sink and tiled floor
- ◇ On the 3rd level is another large room that is perfect for a 4th bedroom – office/den/library – or your kid's playroom!
- ◇ A convenient 2nd full bathroom is available on this level as well

General Home Information

- ◇ New front yard sod and mulch – 2013
- ◇ Trees trimmed and 2 trees/stumps removed – 2013
- ◇ Freshly paint interior – 2013
- ◇ The house and garage has had a complete tear-off and re-roof in 2012
- ◇ Kitchen remodel in 2006 (4 new windows replaced)
- ◇ 2nd floor full bath remodel in 2006
- ◇ Boiler installed in 1998

Enjoy the fabulous neighborhood of Prospect Park! Walk to Tower Hill Park and enjoy the view! Experience many of the U of M sporting events and relish the energy! Have a great meal and decadent dessert at nearby Cupcake, a delicious pizza at Leaning Tower Pizza or relax with a great cup of coffee at Caribou! Easy access to the West River Parkway bike trail system of the Grand Rounds. You can easily access both downtowns via nearby 35W, University Ave, I-94, Hwy 280 and head to work or play!