



Welcome to

3248 Xenwood Avenue South



Nicest place in the area.

\$290,000 (Priced to sell now!)

Size: 2,013 sq. ft.

Lot Size: 0.3 acres 114ft x 128ft

Style: 1 1/2 Story

Taxes: \$3,944 (2009)

Built: 1941



Joel Friday

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DMR Realty Inc.

"SOLD by Friday!" "HOME by Friday!"

Information is deemed to be correct but not guaranteed.

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Details

Address: 3248 Xenwood Avenue South **Type:** Residential **Style:** 1 1/2 Story "Cottage feel"
Bedrooms: 3 "loft master" **Bathrooms:** 2 "Full on main level" **Garage:** Double, Attached "1 detached , 1 attached"
Basement: Yes, Full "Bonus room with bar" **Size:** 2,013 sq. ft. "Hardwood floors throughout"
Lot Type: Rectangular **Lot Size:** 0.3 acres 114ft x 128ft "rare triple lot in area" **Year Built:** 1941
"Original coved ceilings" **Taxes:** \$3,944 (2009)

Description

Gleaming hardwood floors throughout home, pride in ownership in every detail. 2 beautiful real wood burning fireplaces to keep you cozy on cool nights. Coved ceilings and entryways. Towering pines. huge oaks and fabulous perennials surround this cottage on rare triple lot in first alphabet. This will be the place you will call home!

Real sellers with no mortgage, means quick response to all offers. Quick close possible. Great location with express non stop bus to downtown within 2 blocks. Priced to sell quickly. Bring your fussiest buyers.

2 garages, 1 attached to home and 1 detached in alley.

Highlights

- Charming cottage on rare triple lot with plenty of mature trees and perennials. Home is set well above street level for a commanding view and extra privacy.
- Two great wood burning fireplaces on main level. One in Living room and one in family room. New Hunter Douglas wooden blinds throughout June 2007
- Three blocks from the final bus stop of downtown Mpls commuter bus (last one on and first one off!) Incredibly convenient location to virtually anywhere in the TCs
- New drain - including traps - in bathtub - August 2005 Newer GE gas range - July 2004 New interior paint - entire lower level - July 2008
- Attic roof, walls & floor re-insulated November 2005 Water softener serviced regularly (most recent November 2008 - good for 2 years) New, above-range microwave installed October 2008
- Hardwood floors throughout main and upper levels of home. New oak floor installed in kitchen; new (existing original unfinished) oak floor in family room finished - June 2007
- Deck off dining area extends entertaining to back yard. Large room in lower level with bar for entertaining guests. Custom stone patio installed in backyard - June 2006
- New room air conditioner - Used one summer only (2008) New hot water heater - August 2009
- All natural lawn care - including yearly aeration (completed in 2009) - since 2005 Large, healthy oak tree has been professionally maintained by Arborist since 2005, including root growth treatments.
- Driveway in alley completely new (old asphalt removed, new asphalt added) June 2008 New garage doors on both garages (December 2004 & January 2007)

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- Fireplace
- Hardwood Floors
- Laundry Room
- Wet Bar

Cooling

- Central Air

Exterior Finish

- Aluminum-Steel

Heating

- Forced Air
- Natural Gas

Roof

- Asphalt Shingles

Sewer/Water Systems

- Public

View

- Forest

Lot Features

- Deck
- Fenced
- Fenced Yard
- Garden Area
- Landscaped
- Lawn
- Patio
- Trees / Shrubs

Appliances

- Dishwasher
- Dryer
- Gas Range
- Microwave
- Oven Range
- Refrigerator
- Washer

Extra Features

- Cable Available
- Garage Door Opener
- High Speed Internet Available

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Charming cottage



living room



diniing room



lofted master bedroom



living room with fireplace



main level bedroom



family room with fireplace



kitchen



amusement room



3rd bedroom or den



loft



perennials galore



relax out back



towering pines



nice bacyard with garden