



**2811 Huntington Avenue
Saint Louis Park**

Renovated 1940's Colonial with today's modern finishes
and yesterday's charm

\$699,000



2811 Huntington Avenue



Features:

Welcome to this stunning colonial home. Extensively updated throughout with thoughtful finishes for today's lifestyle. Features a cozy hearth room with vaulted ceiling and gas fireplace plus convenient mud room.

You will be impressed with the chef's kitchen loaded with amenities including Wolf range, custom cabinetry and granite counters. Enjoy the deck and huge backyard with privacy fence, mature trees and professional landscaping.

With four bedrooms up and the ability to expand—the floor-plan allows for plenty of space. A redesigned master suite offers a luxurious bathroom and dressing area. Additional entertaining and relaxing space can be found in the lower level family room. All of this plus close proximity to Cedar Lake, the West End and downtown Minneapolis, you can't beat this location!

Dimensions

Main floor

Living Room.....24 x 13
 Dining Room.....11 x 13
 Kitchen.....17 x 15
 Hearth Room.....16 x 15
 Three Season Porch...08 x 13
 Office.....10 x 11
 Half Bath

Lower Level

Family Room.....28 x 12
 Laundry
 Storage

Buyers to verify all measurements and total square footage. Information deemed reliable but not guaranteed

Upper Level

Master Bedroom.....15 x 12
 Master Dressing.....09 x 11
 Bedroom 214 x 11
 Bedroom 3.....10 x 11
 Bedroom 4.....10 x 08
 Full Bath
 Three Quarter Bath
 *potential to expand in attic over garage

Specifics

Approximate Total Finished Sq Ft	3190
Total Bathrooms	3
2015 Property Taxes	\$9146.54
Year Built	1941
Lot Size	75 x 135
Two stall attached garage	

2014—Upstairs bath remodeled
 2013—New fence
 2011—Main floor bath updated
 2010—Newer Roof
 2008—Master bath and dressing room remodel
 2005—Kitchen remodel, main floor hearth room and mud room addition

Price \$699,000

