

- ☞ **Welcome to 4532 Perry Avenue N.** This superb, move-in condition three bedroom, three bath home is located **1 block from beautiful Twin Lake** with walking/running paths, a nice beach, park and playground. Living here you are minutes from Downtown Minneapolis, 8 miles from the Uptown area and 8 miles from Arbor Lakes shopping in Maple Grove.
- ☞ The street is quiet with only local traffic coming thru. However, you have easy access to Highway 100, Target, Cub, Rainbow and quaint downtown Robbinsdale which has been re-landscaped and updated with new roads and a fresh look. You are also minutes to Memorial Parkway, which connects to the Twin Cities **bike trails – Theo Wirth, Cedar Lakes etc.** This is such a great spot to own a home!
- ☞ The home has been **beautifully updated** and offers many features that rival higher priced homes. Walking in you'll appreciate the good size entry with granite tile, nice coat closet and elegant wood railing.
- ☞ The main floor features an **open floor plan** with a spacious living room and dining area. The layout of the two rooms allows for comfortable entertaining and relaxation. The focal point of the living room is the wonderful wood burning fireplace. It enhances the updated décor and main floor space.
- ☞ The **dining room is very spacious** and is adjacent to a large kitchen with ample counter and cabinet space, neutral flooring, rich décor and new recessed lighting (March 2009). From the dining room you can walk out to a **beautiful deck and yard**. This is a wonderful spot for family BBQ's and get-togethers with friends.
- ☞ All **three bedrooms are on the main floor** and offer hardwood floors, nice size closet space and a ¾ bath off of the master bedroom. This floor also features a large, bright main bath as well as an additional storage closet.
- ☞ The **lower level was remodeled** starting in the Fall of 2008 with the installation of a drain tile system and sump pump. In January of 2009 new studs, insulation and drywall were put in followed by recessed lighting, fresh paint, premium pad and carpeting, skim coating of the ceiling and new energy efficient windows in March of 2009. The family room is large and open with another great fireplace. From there you move on to the **office/playroom**, followed by a convenient half bath with granite flooring and last but not least, the nicest laundry room you've ever seen (also with granite flooring)!
- ☞ Moving here you will enjoy the space, condition, updates and location, but most of all you will appreciate the **amazingly affordable price point**. Welcome home.
- ☞ Other noteworthy features and improvements include:
 - FA/Gas Furnace
 - **Roof and Central air less than 7 years old**
 - **Two car garage** with opener and security pad
 - Trench drain in front of garage routed to backyard for proper drainage Fall 2008
 - Exterior painted July 2007
 - Deck with charming garden boxes (on the North side of the house)
 - **New energy efficient windows in lower level March 2009**
 - New water softener 2008
 - **Interior drain tile with sump pump Jan. 2008 (Lifetime transferrable warranty)**
 - Humidex air exchange system Oct. 2008
 - New front and deck door March 2009
 - Insulated and sheet-rocked storage room
 - Granite flooring in entryway, ½ bath and laundry May 2009
 - All appliances less than 7 years old
 - **Move-in condition**
 - Great, convenient location