

- ☞ **Welcome to 2648 Hayes Street NE.** This charming two bedroom home offers move-in condition and updated décor along with a sought after, convenient location.
- ☞ Walking in you'll appreciate the nice size **front porch** with lots of natural light and space to greet your guests, sit back and read a book or enjoy that morning cup of coffee.
- ☞ The living room features beautiful **oak hardwood floors** (refinished 2006), neutral décor and natural woodwork. Adjacent to the living room is a nice size formal dining room with more hardwood floors and great space for daily use and entertaining.
- ☞ The kitchen is very charming and offers beautifully maintained original cabinets, new **Italian ceramic flooring (2006)** and space to cook up a gourmet meal. The kitchen was also updated with a new sink, stone countertops and backsplash.
- ☞ Both **bedrooms are on the main floor** and offer comfortable space, hardwood floors (re-done 2006) and nice closet space.
- ☞ The **upper level is unfinished** and offers tremendous opportunities for expansion. There is enough space for a third bedroom and bath, with **plenty of ceiling height** and space for a walk-in closet. The upstairs can be transformed into a wonderful owner's suite adding value and square footage to the home.
- ☞ The lower level is not finished and features utility space, laundry room and plenty of storage. The **furnace has just had a safety check** for the buyer's peace of mind (Feb. 2010).
- ☞ The home is in superb condition and offers the wonderful benefit of an **affordable price point**. This is a perfect place to move-in, sit back and enjoy, while having the option for expanding and building equity.
- ☞ **The location is second to none.** Living here you are minutes from downtown Minneapolis. Within walking distance to coffee shops, Sarah Jane's bakery and fabulous POP! Restaurant. You are five minutes from two golf courses, shopping, several parks and a couple of blocks from a bus line.
- ☞ Other noteworthy features and improvements include:
  - **New roof 2002**
  - **New windows 2004**
  - Hardwood floors refinished in 2006
  - Kitchen updated 2006
  - **Totally updated main floor full bath**