

# Hamptons

INTERNATIONAL



**259 Woodlawn Ave, Saint Paul, MN 55105**

5 卐 3 卐

**£1,320,000**

**(\$1,795,000)**

## Property details



### Key features

- Heating Type: Baseboard
- Heating - Fuel Type: Gas
- Sewer: Public
- Garage Count: 3 Car Garage
- Fireplace Count: 1 Fireplace
- Cooling: Central A/C
- Water: City Water
- Special Program: Global Luxury

### Attributes

 Garage

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## Description

Set on one of the finest streets in St. Paul just off the river and offered publicly for the first time since it was built, this superbly designed, incredibly welcoming home is truly one of the City's most special properties. The heart of the main level is its light-filled great room/kitchen complex, featuring a wood burning fireplace flanked by great built-in media cabinetry & copper lined wood storage, an elevated library area, and the handsome well-appointed center island kitchen with adjoining banquette dining area with direct views and access to the rear screened porch. The main level includes an expansive pantry, formal dining room, bath, mudroom & laundry. The cheerful 2nd floor includes 4 spacious bedrooms & two baths, including the vaulted primary bedroom with window seat & 2 walls of built-ins, bath, and walk-in closet. The delightful 3rd floor, a wonderful retreat, includes vinyl floored craft room with sink, large guest/bonus room, large office & bath. Meanwhile, the lower level includes a carpeted family/play room. Built by Norson, additional amenities include closets on all floors designed to accommodate a future elevator, 636sf of office, studio or fitness space above the detached three car garage (baseboard heat plus built-ins), rough-in for lower level bath, drain tile & sump pump, generator, whole house air exchange.





































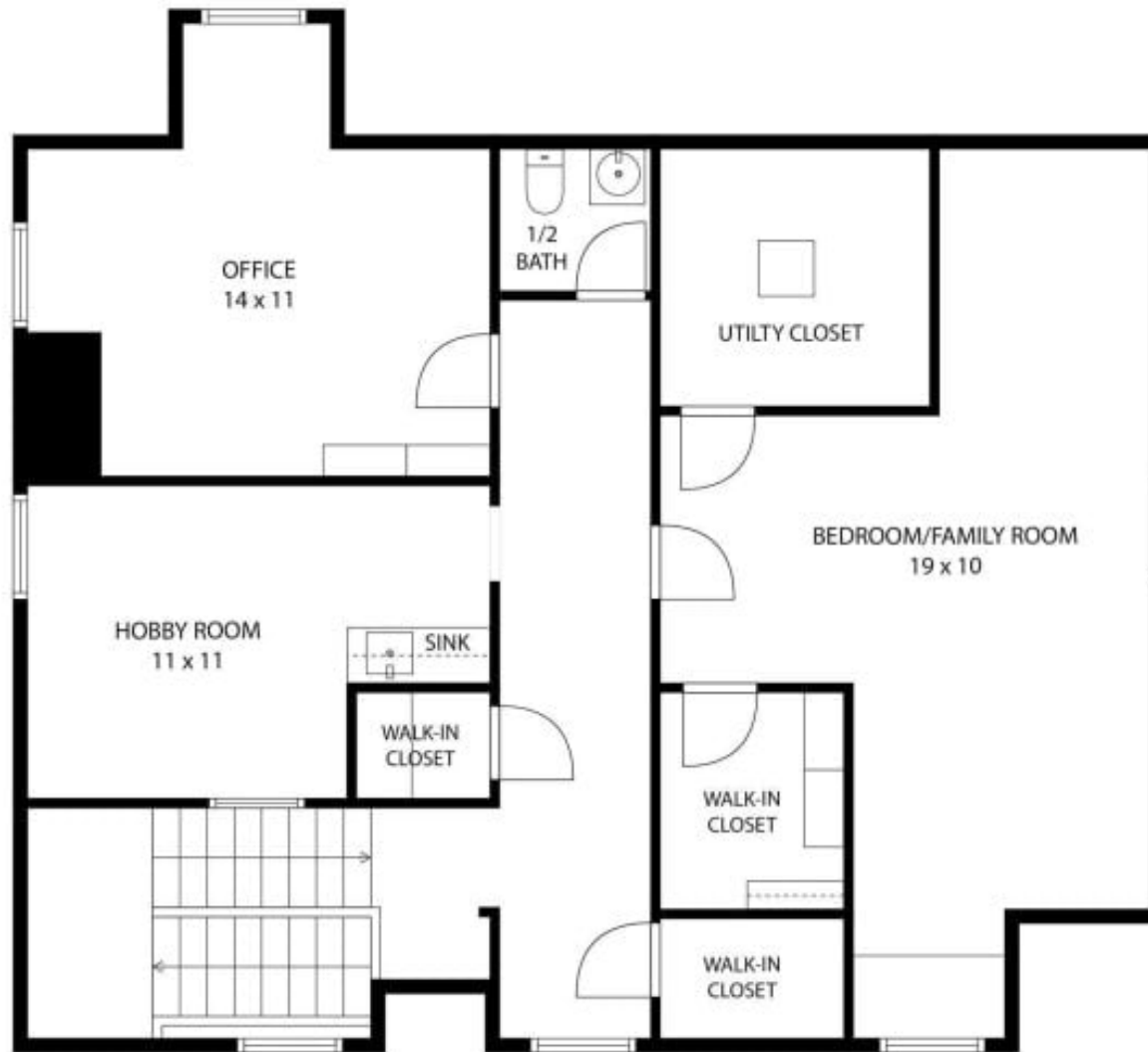






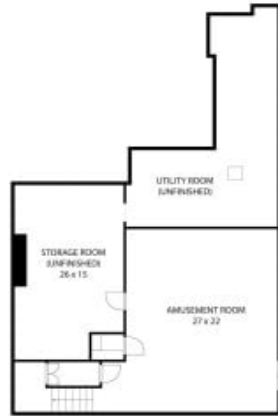






THIRD LEVEL FLOOR PLAN  
259 WOODLAWN AVENUE, ST. PAUL

MEASUREMENTS & DIMENSIONS CALCULATED BY TECHNOLOGY. DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



LOWER LEVEL FLOOR PLAN  
359 WOODLAWN AVENUE, ST. PAUL  
MEASUREMENTS & DIMENSIONS CALCULATED BY TED HANCOCK DESIGN HEIGHTS RELIABLE BUT NOT GUARANTEED

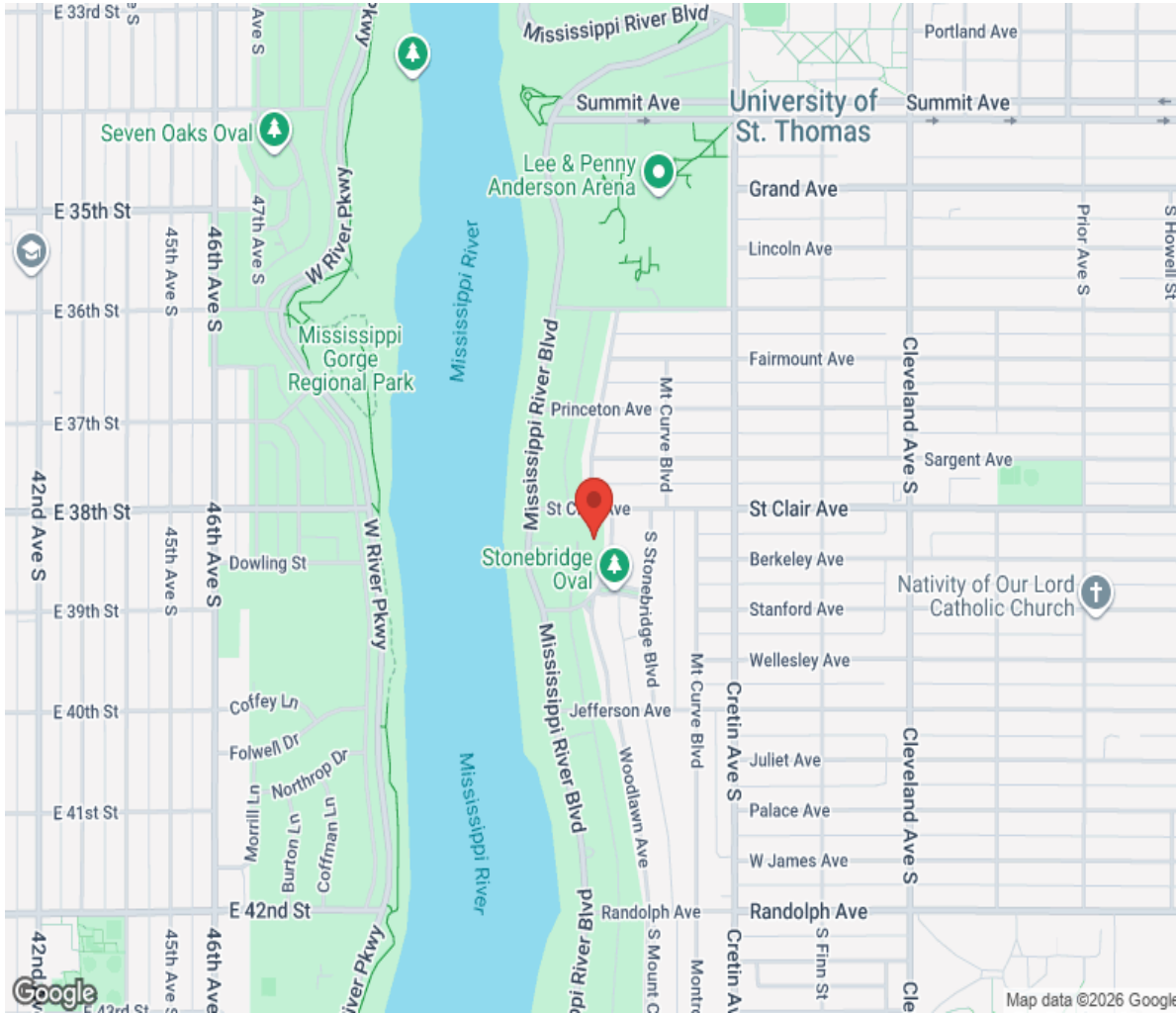








# Location



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