

# Hamptons

INTERNATIONAL



**3704 45th Ave S, Minneapolis, MN 55406**

4 🏠 3 🚗

**£480,000**

**(\$625,000)**

## Property details



### Key features

- **Garage Count: 2 Car Garage**
- **Heating - Fuel Type: Gas**
- **Sewer: Public**
- **Fireplace Count: 1 Fireplace**
- **Cooling: Central A/C**
- **Heating Type: Forced Air**
- **Water: City Water**

### Attributes

-  **Garage**
-  **Garden**
-  **Refurbished**

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## Description

Towering trees adorn 45th Avenue where this classic 1920's Tudor is set on such a lovely private wooded lot! Inviting you in right from the start! The charm and character of the era combines with the designs and lifestyle demands of today! Innovative design and quality finishes throughout! Convenient foyer with closet, nook, and space to say hellos and adieus! Open main floor concept is perfect for conversations, gatherings, relaxing with the living room with marble surround wood burning fireplace, and a great dining space connecting the living and open kitchen! Kitchen boasts cherry cabinets and plenty of granite counterspace, center L-shaped island for extra prep or doing crafts, stainless steel appliances, and access to side door entry with nook for backpacks! Overall, this home offers 4 bedrooms, 3 baths, screen porch, 2 car detached garage, and a finished basement! Let's continue the story...2 spacious main floor bedrooms and a freshly renovated full ceramic bath on main. Private and cool cozy 3 season porch off back has great views of gardens, mature trees, and sweet firepit area for roasting s'mores! Upper level is really quite something...vaulted design, loft nook with great storage has great flexibility...office, reading spot, or art space! Banks of windows adorn upper rear bedroom with walk-in closet! Room for double bunks as you will see...very roomy! Owner's vaulted suite with updated half-bath, walk-in closet, and charming dormer area for cozy lounge/reading space! Owners really did a cool renovation in lower level...polished cement, great lighting, TV area, guest sleeping with built-in bed and shelving, glass block wall and additional game table/play area! Storage galore in laundry/mechanical area, sump and drain tiling in basement, and 2 year old roof. Amazing location just a couple of blocks to the River Road, local shops and restaurants, garden center, and local movie theatre! Wind your way down the treed lined roads to 3704 45th! We would love to have you visit!





































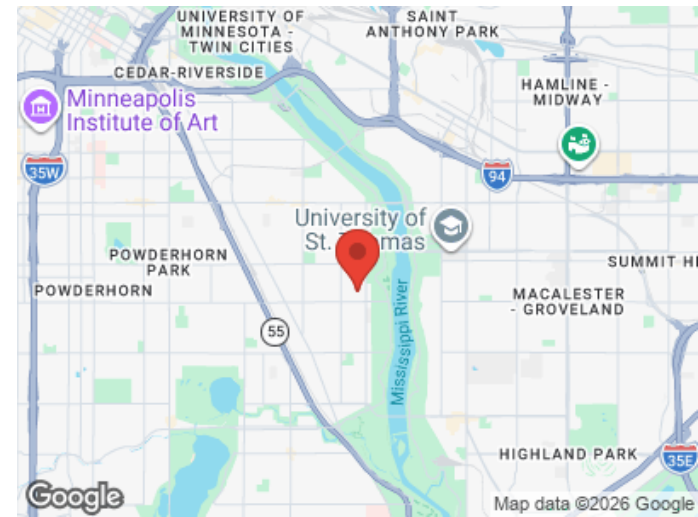
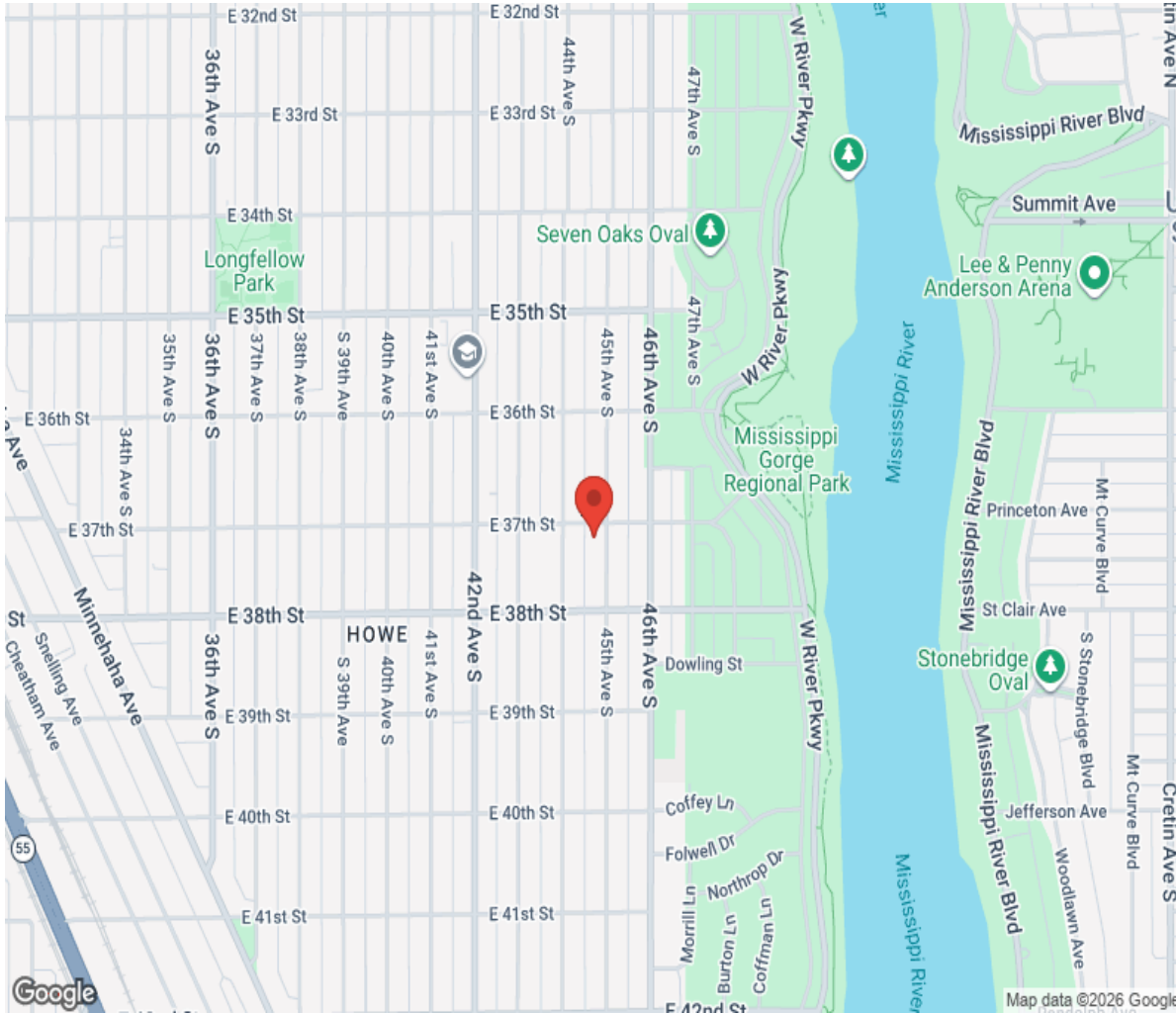








# Location



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