

## Property Features/Improvements List

Address: 3114 West 44th Street, Minneapolis

### Improvements and features at 3114 West 44th Street:

- New roof installed in 2020
- Soaring 9' ceilings!
- Recessed lighting installed
- Beautiful original woodwork including paneled doors, wainscoting and abundant built-in storage
- Original wood floors carry throughout main level including restored floors in kitchen
- Cozy, main level gas fireplace
- Kitchen renovation included a tile wainscoting, new quartz countertops, new custom cabinetry built to look like the original, new appliances, sink and disposal
- Main floor bathroom has been completely made over with timeless finishes. Shower window features a water resistant PVC trim.
- New lower level custom mudroom with walkout access
- Two lower level living spaces for flexibility
- Large lower level third bedroom
- Tiled three-quarter lower level bath with heated floors
- Tiered back deck and low-maintenance landscaping
- 2-car garage