



## Property Features/Improvements List

Address: 4509 Wooddale Avenue, Edina

### Improvements and features at 4509 Wooddale Avenue:

- One of the largest, private backyards in the Historic Country Club neighborhood at .26 acres.
- Ideally situated centrally in the neighborhood with walkability to the Mill Pond, 50th & France, 44th & France and more!
- Classic New England Colonial exterior
- Two outdoor living spaces - main level patio and upper level, maintenance-free deck
- Complete refresh of interior finishes include: new enamel on all woodwork, windows, doors and cabinets in Benjamin Moore Chantilly Lace, new lighting throughout, new marble countertops, new backsplash, wood flooring refinished on both main and upper levels, fresh paint throughout.
- Upper level Cloffice boasts custom cabinetry by Built to Last. Easily converted back to a traditional bedroom and closet shelving can be repurposed.
- Brand new HVAC including new furnace and air conditioner.
- 4 fireplaces - 2 gas and 2 wood-burning. Den wood-burning fireplace has been lined with a stainless steel flue liner.
- Active radon mitigation system
- Gracious centerhall floorplan features multiple main level living spaces
- Fantastic connection to backyard - a hard-to-find Country Club feature!

