

## Property Improvement List & Letter from the Sellers

5202 Zenith Avenue South, Minneapolis

### Improvements and features at 5202 Zenith Avenue South:

- Custom Primary Closet
- New Paint throughout
- New light fixtures throughout
- Updated kitchen (backsplash, countertops, new fridge)
- Updated upstairs bath (new sink, new countertop)
- Custom blinds throughout
- Added gas fireplace
- New tile on fireplace hearth
- New entry tile
- Landscaped backyard (Ran French drain system to street, new arborvitae)
- New radiator covers
- Added stair runner
- Added insulation in attic and exhaust fan in upstairs bath
- New flat roof on balcony in 2020
- Painted exterior Summer 2021

### Personal property sellers would consider selling:

- Sofa in Sunroom
- Dining table and chairs
- Guest Room wood bed
- Green chairs in basement
- Front entry table

### Note from the sellers:

This house was our first home, and we will miss it dearly. The character of this house is what initially made us fall in love with it along with the amazing location. We have spent many nights entertaining in the backyard and lounging in the sunroom with the windows open in the Fall. The gas fireplace was our favorite addition and gets used all the time during the long MN winters. The location has been such a treat. Easy to access main highways and central to most everything. So many amazing restaurants and shops within walking distance. We love walking by the creek and seeing other friendly faces in the neighborhood while walking our dog. During the Summer there are fun block parties and the sense of community we have felt here is really special. We are moving to be closer to family but 5202 Zenith will always hold a special place in our hearts. We hope you love it as much as we do!