

## 2221 26<sup>th</sup> Ave S ~ Seward Duplex

### Major Updates and Features

- There was an attic fire in 2015 resulting in over \$250,000 of restoration- truly a nice lemonade from some lemons. The end result was an entire rebuild of the roofing system including trusses, sheathing, attic floor and shingles in 2016.
- This property is zoned for a duplex however an owner occupant should be able to apply for a ADU permit to finish the attic space per the city of Mpls. Buyer/Buyer agent to verify.
- Floor of attic is foam insulated - very expensive to do.
- The entire home was re-wired, removing all old knob and tube wiring, and installing two new service panels.
- Furnaces: Upper level – Carrier 2012. Main level - Carrier 2016
- Basement: Glass block windows 2015, Washing machine 2015, Dryer 2009, foundation walls sprayed, has storage closets
- Upper Unit- New toilet 2017, Refrigerator 2014
- Lower unit- gas range and medicine cabinet 2016
- Exterior painted 2016      Front porch painted 2018

### Some lovely features include:

High ceilings - Front and back porches  
Stained glass windows – Original pocket doors natural woodwork - Large spaces  
Jack and jill bathrooms - Separate gas/electric meters - Attic ready to be finished  
Large yard...charming-charming-charming...

### LEASE INFO

First Floor: Rent is \$1375 with a \$50 discount for shoveling snow  
Lease is through September 2018

Second Floor: Rent is \$1400 and includes the garage with a \$100 discount for mowing the lawn. Lease is through August 2018