

## Unique Neighborhood & Great Neighbors

**University Grove**  
**2267 Folwell Avenue**  
**\$619,000**



Spacious French country-style brick home  
Beamed ceilings, pegged oak floors  
Sunken living room; separate dining room  
Eat-in kitchen w/stainless steel appliances  
1<sup>st</sup> floor guest bedroom suite  
2<sup>nd</sup> floor study overlooking woods/golf course  
Lots of built-in shelves & storage on all floors  
Screened gazebo for backyard entertaining  
Sized to share w/family, friends, colleagues

Additional photos can be viewed on the University Grove website: [www.umn.edu/ugrove](http://www.umn.edu/ugrove)

### First Floor

Foyer	12 X 14
Living Room w/Fireplace	16 X 23
Dining Room	14 X 14
Kitchen	9 X 14
Bedroom	11 X 16
Full Bath	5.5 X 10
Single Attached Garage	11 X 20

### Second Floor

Bedroom	16 X 23
Bedroom	13 X 16
Bedroom	9 X 14
Study	13 X 14
Full Bath w/ Separate Shower & Deep Whirlpool Tub	7 X 9

### Full Basement

Rec Room w/Fireplace	16 X 23
Den	16 X 19
Laundry Room	13 X 16
Utility Room w/Gas Water Heater & Furnace (Radiator Heat)	9 X 14
Storage Room	6 X 7
.25 Bath	5 X 7

### Overall Space

1 <sup>st</sup> & 2 <sup>nd</sup> Floor	2,430 Square Feet
Basement	1,190; 835 Finished
Unfinished Attic	1,190

### Additional Information

2009 Property Taxes	\$5,378
Year Built	1931
Lot Size	.19 Acre
Architect	Rollin C. Chapin

### Nearby

Roseville School District #623 – Brimhall  
St Anthony Park Library & Shops  
Roseville Mall & Movie Theater  
University of Minnesota – St Paul Campus  
U of M Intercampus Bus  
MTC Bus Lines on Como Av & Larpenteur Av

### Contact Information

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