

What the sellers **LOVE** about 1343 Lafond Ave

Location

- In city, near light rail
- Near Como Park (easy biking), near State Fair, but no parking issues, near Soccer stadium
- Excellent freeway access
- Near Friends School, Great River School, Concordia University and Hamline University
- St Paul public schools
- Near Blackhawk youth soccer, Star youth swim club, Circus Juventas (3yr-21yr circus arts training), YMCA, LA Fitness and near U of M St Paul Campus
- Near community garden on Pierce Butler and Ramsey County compost pile
- On St Paul bike route
- One block from Groundswell coffee shop
- Two blocks from Dreamhaven Arts

House/Site

- Built in 1937
- New carpeting throughout in 2023
- New blinds in 2023
- New paint in 2023
- Hardwood floors refinished in 2023
- New roof in 2022
- Kitchen/dining windows overlook green space
- First garage added in the 1950s
- Second garage & family room added in mid/late 1960s
- Second floor added in 1998

- Stucco exterior with vinyl siding
- Maintenance-free porches replaced in 2021
- Two, 1-car garages
- One garage has direct access via basement
- Fully air-conditioned
- 7kw generator covering half of the house circuits
- 200A electrical service
- CenturyLink fiber service
- Comcast service
- Extensive ethernet wiring
- Large concrete back yard patio

First Floor

- Original hardwood floors

Living Room

- Working wood-burning fireplace
- Window facing Lafond was replaced

Dining Room

- Original built-in corner cupboards
- Ceiling fan

Kitchen

- Large spice cabinet
- Pantry
- Updated
- Quartz countertop
- Appliances include fridge, oven/range, dishwasher, garbage disposal

- Oven is electric, gas hookup available

Front Bedroom

- Large
- 6' x 6' walk-in closet
- Ceiling fan

Bathroom

- Full bath
- Updated
- Ample storage
- Large linen closet in hall
- Window in main floor bathroom replaced

Back Bedroom

- Medium
- Large closet

Family Room

- East heating units replaced in 2023
- Insulation upgraded
- Windows were all replaced
- Panels of faux bricks installed

Second Floor

- Separate furnace and A/C

Front Bedrooms (2)

- Large
- 6' x 6' walk in closet

Basement

- Washer (new) and dryer
- Water heater new in 2023
- Main space finished in 2023
- Furnace from 2015

Garage

- Both garages have garage door openers

Gardens/ Trees

- Right Boulevard – blooms purple
 - Spring: columbine, irises, indigo bush.
Indigo bush grows about 4'. It regrows every year.
 - Summer: bee and monarch butterfly friendly.
Purple coneflowers, milkweed, orange day lily and some other wild flowers. Self-seeding cosmos
- Left Boulevard – maple tree, really pretty in the fall
 - Some grass between tree and sidewalk
 - Daisies, yellow irises, day lilies, more purple coneflowers and hostas in semi-circle around maple tree
- Right side on top of the retaining wall
 - 2 rose bushes, one white peony – blooms well, some Asian lilies, strawberries – delicious, columbine, irises, Siberian Irises, tulips, daffodils, day lilies, from yellow to orange. Some coneflowers are gradually spreading from the lower garden to the upper. I let nature spread the flowers as it wishes. The bees really like this garden also. Phlox

- Left side in front
 - Some kind of spring flower. Mainly day lilies, some tulips, depending upon how well I fence it
- Along the fence along the left side of the backyard
 - Clematis, whole variety of Asian lilies that grow 5' high. Variety of color and blooming time. Can be very fragrant. Need to be fenced otherwise the bunnies will eat the lilies in the spring. Different variety of strawberries - very good also. All are organic. The come after the front ones. Rhubarb, spring flowers, bleeding hearts – maybe – it was dry last summer. Phlox
- North of the generator, before the end of the house
 - Tulips and coneflowers
- Raised beds on the concrete patio
 - All organic soil. One round, taller one, like 2 ½'. Have done potatoes in it. Green beans and tomatoes do well.
- Behind the fence along the alley
 - Raspberries, phlox – whole variety of colors
- Behind the fence, north of the blue spruce trees
 - Honeycrisp apple tree. Wild geraniums
- Under the pine trees – nearer the fence, hostas
 - Plus, some flowers that bloom in the spring
- Boulevard strip between driveway and alley
 - Day lilies and some other
- By the chimney
 - Tulip – red/ yellow. Has been there since before we moved in. Irises, summer yellow flowers and golden rod

- There are also cedar trees in backyard between the blue spruce trees and sidewalk.
- There is a maple tree in the boulevard strip along Hamline towards the front of the house.
- Compost place is just off Pierce Butler – very close

There can be multiple things going on at one without interfering with each other, opposed to an open floor concept / one big room plan.

We hope you will love our home as much as we do!
- The Sellers

UTILITY INFO for 1343 Lafond Ave *Service providers + monthly estimates*

- Gas/Electric – Xcel Energy \$269
- Water/Sewer - \$57 (heavy gardening)
- Garbage rate set by city