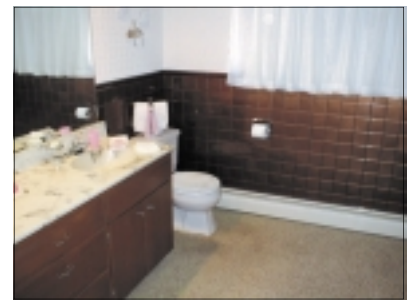


## 3 BR 2 Bath Home with Dbl Garage in St Bonifacius



Location: from Hwy. 7 in St. Boni, to Oakland, then 1 blk N, then West on Hillside Avenue.

**8732 Hillside Ave, St Bonifacius MN 55375**

### Home Description:

3 Bedroom, 2 bath, multi-level home, finished throughout, two decks. Move-in Condition! Well Kept. Stucco exterior, asphalt roof, double garage with heat & water. Large lot with mature trees.

**Kitchen:** 9x11' with Oak cabinets, built in oven, counter top range, dishwasher, refrigerator.

**Dining Area:** 11x13' - **Living Room:** 20x22' - **Family Room:** 13x22' - **Three Bedrooms:** 11x15 ft, 13x10 ft, 9x12 ft. with hardwood floors, closets. **Two Baths:** 3/4 lower and full upper bath.

**Two Decks:** 20x16 ft. & 16x12 ft.

**Garage:** Double car garage with door opener, heated & water access. Asphalt driveway with room to park two addition vehicles.

**Lot Size:** 100x200 ft. (.47 acres) with mature trees, city water & sewer. Asphalt driveway. City paved street.

**Hennepin County:** PID # 32.117.242.200.35, Lot 5, Blk 6, Hegerle & Gothmann's Addn to City of St. Bonifacius MN **Real estate taxes:** \$2,325 . for 2009 including assessments.

**Price: \$189,000.**

Call for an appointment!

**Jim Rudnicki, Realtor, 952-446-1345**



**Jim Rudnicki, Listing Agent, 952-446-1345**



**952-955-1587**

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