

10 Things I've Loved about Living at 2201 Windsor Way

From the seller, who has lived here for 53 years...

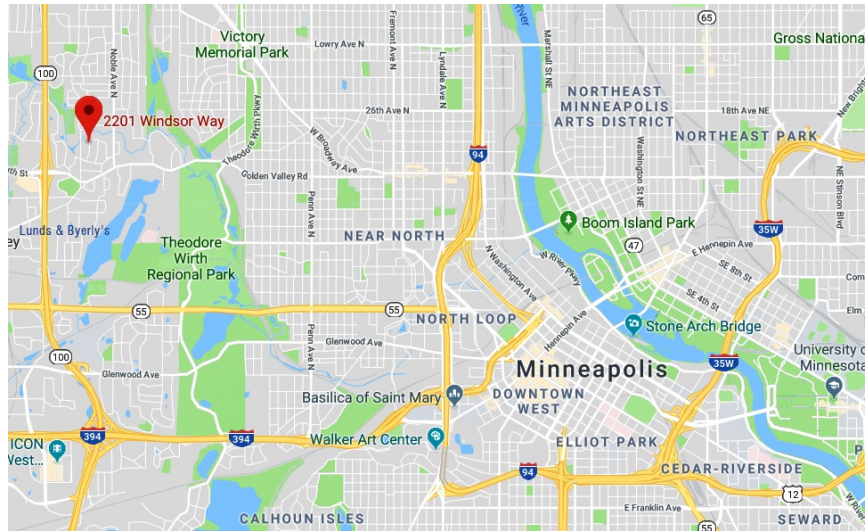


1. LIGHT-filled rooms - especially the back room overlooking the backyard. Gives a feeling of being outdoors. It is a very cheerful place to live.



2. The PEOPLE in the neighborhood. Neighbors are caring but not nosy. People are respectful, fun, and welcome diversity.

3. Proximity to the city and to almost anywhere. This great location has enabled us to spend most of our lives LIVING and doing the things we love to do - not in a car commuting. It is only ten minutes to go to a concert or play or ball game. Great restaurants are just a short drive away.



4. Plenty of outdoor space. The backyard has lent itself to many uses over the past 53 years: Swing sets and a sandbox; gymnastic equipment; yard games like kick ball, croquet, badminton, frisbee; space to dig holes, to have vegetable and flower gardens, barbeque, sunbathe; enjoy parties or quiet reading on the deck, and, in recent years, bird-watching and watching wildlife (ducks, squirrels, rabbits, deer.)



5. Versatility of indoor and outdoor space. This was a great home for having children and friends use it in a variety of ways. We had cozy conversations beside a crackling fire (we used to have fires almost every day) and/ or we had up to thirty people comfortably to celebrate special occasions. For family birthdays and seasonal events we regularly had sit down dinners of twelve or more people. With the extended kitchen counter which wraps around into the sun room, it lends itself to a convenient buffet table. At other times this served as a perfect place to do crafts, or group cookie decorating or special projects.



6. The attached double car garage immediately adjacent to the kitchen, has to be the world's easiest transfer of groceries into kitchen cupboards and refrigerator. I have unloaded hundreds of bags of groceries (plus lots of other "stuff") over the past 50+ years. I have saved a lot of time and energy by having such a handy set-up.

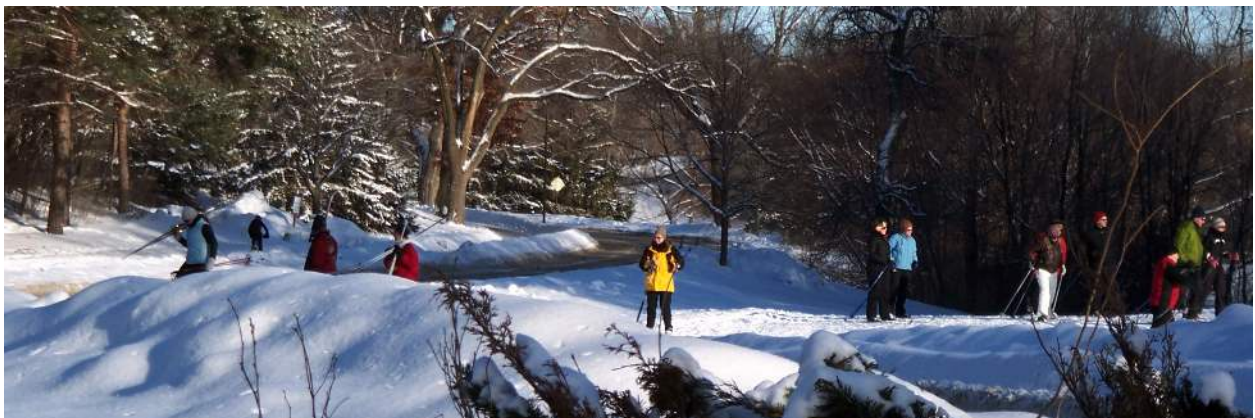


7. The laundry room and clothes chute. There is plenty of space to do laundry. The location of the laundry room in the basement meant that if we got behind on doing laundry, there was plenty of room to accommodate an occasional mountain of laundry. The chute is SO convenient and those big, old laundry tubs are terrific for all kinds of clean up jobs.



8. Spacious storage space.

9. Accessibility to good walking, biking and recreational facilities. We learned to downhill ski at Theodore Wirth Park, also did Nordic skiing there. Brookview was a favorite golf course. Just walking in the neighborhood is really nice.



10. Living in the suburb of Golden Valley is a real plus. It is a forward looking community with the welfare of all its citizens as a core value. Snow removal and street maintenance are excellent.

Property Info/Updates

Windows - all are thermopane windows

- 2013 - 3 replacement panes on front window, original with the house
- 2011 - new front window honeycomb shade, Hirschfield's
- 2011 - 2 small, high up front bedroom windows (Showcase Builders, not Andersen)
- 2010 - 7 Renewal by Andersen windows
- 1991 - great room windows

Mechanicals

- Furnace - new November 2017, installed by Bonfe
- Air Conditioner - new 1998, Lennox - rarely used as we were at our lake cottage in the summer
- Water Heater - new January, 2008

Appliances

- Electric range - November 2012 (A.C. Carlson)
- Refrigerator - 1999
- Dishwasher - 1999
- Garbage disposal - 2014 (as I remember)
- Washer & dryer - 2009

Exterior

- Garage door opener rebuilt December 2015
- Roof - replaced 1997, 25-year guarantee
- Driveway - 2001, has been resurfaced once (in 2013 as I remember)

Utility Costs

- Gas - average \$84/month
- Electricity - average \$47/month
- Water/sewer - average \$187/quarter



8 things to know about Golden Valley, a great place to call home

At an open house in Golden Valley it didn't surprise me to see many of the same people who also came to a recent open house in St. Louis Park. Both suburbs border the west edge of Minneapolis and provide ready access to the city and the rest of the metro. St. Louis Park is a little older and typical lots are a little smaller, with many 1 1/2 story homes built for returning soldiers after World War II. Golden Valley is more dominated by 1950-1960's ramblers and two-stories, as well as mid-century modern architecture. Its rolling hills create the right topography for more tuckunder garages than you will find in many neighborhoods. Here are 8 things to know about Golden Valley and why it is such a great place to live...

1. Golden Valley has two golf courses... and supposedly got its name from an early settler looking out over land that was to later become one of them.



One story of how Golden Valley got its name recounts that an early settler stood on a hill that is now Golden Valley Golf and Country Club and looked out over fields of golden daffodils... or golden wheat, depending on the story... another account attributes the name to the Irish immigrants who settled here, naming it after the Golden Vale of Shannon. Whatever the real story, this prestigious private golf club is a great place to see the rolling hills and valleys of Golden Valley. If you prefer a public course, Golden Valley's Brookview public golf course has both an 18-hole regulation course and 9-hole par 3 course on more hills and valleys... with picnic and playgrounds in the park.

2. Golden Valley is the home of Betty Crocker... and two nature preserves owned and maintained by General Mills.



In the business world Golden Valley is known as the home of General Mills. The corporate grounds are like a sculpture park. Local residents also get the benefits of two nature areas owned by General Mills but open to the public. General Mills Nature Preserve is located right across Betty Crocker Drive from the main campus and has Bassett Creek running through it. General Mills Research Nature Area, located near the James Ford Bell research center off Plymouth Road is one of Golden Valley's best-kept insider secrets. Its 57 acres form a quiet, undeveloped limited

maintenance nature area with biking/hiking trails simply accessed from neighboring streets. There are no signs or parking lots... you just have to know it is there.

3. Golden Valley has great neighborhoods... and fosters community.



One of the strengths of Golden Valley is its strong neighborhoods and sense of community. The city sponsors Golden Valley Days every May, one of the first community arts and music festivals in the metro every spring. Market in the Valley, Golden Valley's farmers market, takes place every Sunday during the season. Some individual neighborhoods even sponsor their own events, such as the Kelly Drive Pumpkin Weigh-in Festival complete with pony rides, food and a fire truck that took place every October for more than 15 years.

4. Golden Valley's official flower is the lilac, and the Golden Valley Garden Club initiated a plan in 1939 to beautify Highway 100 with lilacs... a plan resurrected as the Lilac Project .



It's hard to believe that work on Highway 100 was begun way back in 1933. It was way ahead of its time, and became one of America's first 'beltways'... also known as Lilac Way. Highway 100 was a 'recreational' highway in the early days, and people would stop and picnic in the roadside parks... the highway was even shut down for a parade when the lilacs were in bloom! Golden Valley loves its parks and green space, and resurrected the idea. It sponsors a Lilac Planting Party in conjunction with an annual volunteer day bringing residents together to beautify Golden Valley and share community pride.

5. Golden Valley is the home of the first Byerly's grocery store... and the first to be renovated with its new Byerly's Creations take-in/take-out dining area.



When Byerly's first opened in Golden Valley in 1968 the concept of an upscale, gourmet grocery store with carpet and chandeliers, where grocery shopping was not drudgery, was a new one. Things have come a long way since then, but I still love the smaller scale of this original store that has a neighborhood feel.

6. Golden Valley's city center is located just north of the intersection of Highway 55 and Winnetka Avenue... at the juxtaposition of thriving shopping centers old and new.



Golden Valley city hall, fire department and weekly Farmer's Market are all located under the water tower on Golden Valley Road near Winnetka... just north of its two primary shopping centers. I love the juxtaposition of Golden Valley Shopping Center that looks like it hasn't changed since the 1950's on one side of Winnetka and the new Golden Valley Commons shopping and dining plaza on the other side. Both are thriving, although they look decades apart.

7. Golden Valley is the home of the largest park in the Minneapolis Park District... and a 3700-year-old quaking bog.



I find it ironic that the largest park in the Minneapolis Park District is actually mostly in Golden Valley. Theodore Wirth Park is a real treasure, and home of a rare wilderness phenomenon. Quaking Bog is one of the most unique natural sites in the Twin Cities... a 5-acre acid bog that is 3700 years old, tucked into the wooded hills on the western edge of Theodore Wirth Park.

8. Golden Valley's 'Good Day Café' is the only cafe from Minnesota to make Urbanspoon's list of the best breakfast restaurants in the USA.



Golden Valley's 'Good Day Cafe' always busy... they don't take reservations, but people keep coming and waiting for table because it is sooo good. The restaurant's founder built the restaurant on the foundation of making fresh and natural food worthy of a 10-mile drive, and accomplished his goal. Everything from sausage to English muffins is made fresh in house!