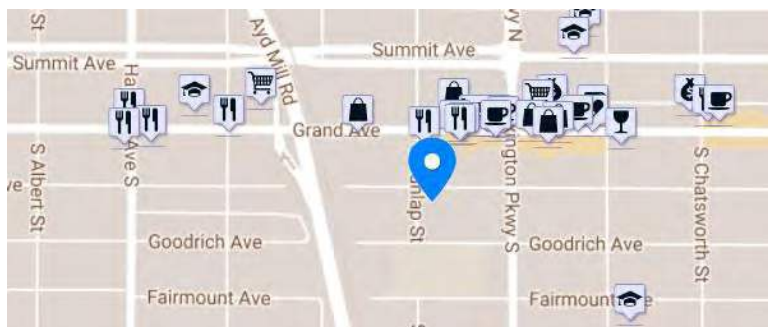


## Things to Love about Living at 1152 Lincoln #2



- Fabulous location on quiet street in Summit Hill neighborhood
- Just a block from Grand Avenue restaurants, shopping, grocery stores, services Close to bus lines
- Easy access to streets and highways to everywhere
- 'Very Walkable' Walk Score of 82



- Well-maintained historic building
- Entire building tuckpointed in 2008
- New concrete sidewalks front and back in 2004
- French drainage system in front of building to keep water away from the building
- Quiet building with only 4 units and great neighbors



- Spacious entry front and back, with wide stairways
- Convenient first floor location for easy access to the street, patio, garage and laundry
- Gorgeous woodwork and built-ins
- Decorative fireplace with the option of making it wood burning again or converting to gas
- Charming sunroom brings in tons of light, but faces north so it doesn't get too hot to use
- Sunroom could be a second sleeping room if needed



- Great feeling of space flowing from sunroom all the way to dining room
- Open floor plan gives flexible use of space
- Old world woodwork and detailing creates a feeling of elegance and warmth
- Dining room built-in is both beautiful and useful
- Huge closet by dining area even extends under the stairway for tons of storage
- A door can close off the entertaining space from the kitchen and private space to create a more formal atmosphere



- White, open kitchen gives feeling of spaciousness
- Open cabinet between range and sink is optional space for dishwasher
- Small room across from kitchen has many options... could be pantry, breakfast room, work space, could be opened to become part of kitchen
- Cabinet in room across from kitchen stays with the unit
- Kitchen counter wraps around for use as breakfast/serving bar



- Updated tile bathroom with glass block window that opens for ventilation
- Bedroom with hardwood floors and ceiling fan
- Two bedroom windows, one overlooking the back yard
- Green trees outside your window in the summer
- Large closet you wouldn't expect... fitted with a California closet system



- Free shared laundry with easy access out the back door of the unit
- Work bench for working on projects
- Utility tubs for cleanup
- Unbelievable storage space... the empty storage room in the photo above is all yours!
- Incredible storage space for a historic condo... 4 closets in the unit, huge basement storage room, plus private insulated garage



- Lovely large back yard patio under the trees
- Hard-to-find private back yard green space with historic condo
- Private garage stall with easy alley access
- Garage in great condition with garage door opener
- Easy snow day access from plowed alley to plowed Lexington

## St. Paul's Summit Hill Neighborhood... *historic, walkable, both quiet and bustling*



*-by John Hensrud*

My favorite place to walk isn't a tranquil path through trees. My favorite place to walk is in a well-kept and fully established residential neighborhood like Summit Hill in St. Paul. Large to moderate sized older homes are beautifully groomed and stylish. What is interesting, to me, is the mix of homes, shops, small stores - all within walking distance. But the shops are small and all fits together!

For instance, a gas station is on Grand Avenue, but it is small and it fits. A grand restaurant, the Lexington, is only a block away from quiet residential streets.



The Summit Hill neighborhood began its development around the 1850's. Wealthy families began the residential trend up the western hill from downtown St Paul settling what was to become the eastern edge of the Summit Hill neighborhood, Crocus Hill. It continues to be one of the most prestigious neighborhoods in St. Paul.



The turn of the 20th century saw the commercial development of Grand Avenue and an influx of middle class homes, mostly spacious, wood frame houses. Also built there were brick row houses and elegant apartment buildings.

St Paul ordinances have helped preserve the neighborhood's historic character and eclectic mix of architecture. For more information, you can visit [www.summithillassociation.org/about/history.php](http://www.summithillassociation.org/about/history.php). For more detailed history of the Summit Hill neighborhood and to purchase a copy of "A Grand History... the first 200 Years of the Summit Hill Neighborhood", visit <http://www.summithillassociation.org/books>

Summit Hill possesses some of the nation's best preserved Victorian-era houses along with other classical styles of homes. As one of the oldest and most welcoming areas in Saint Paul, the Summit Hill neighborhood is a regional treasure of history, architecture, distinctive pedestrian-oriented shopping and dining experiences, and strong community connections.

Give walking through Summit Hill a try. You'll love the experience. And appreciate its eclectic culture.

