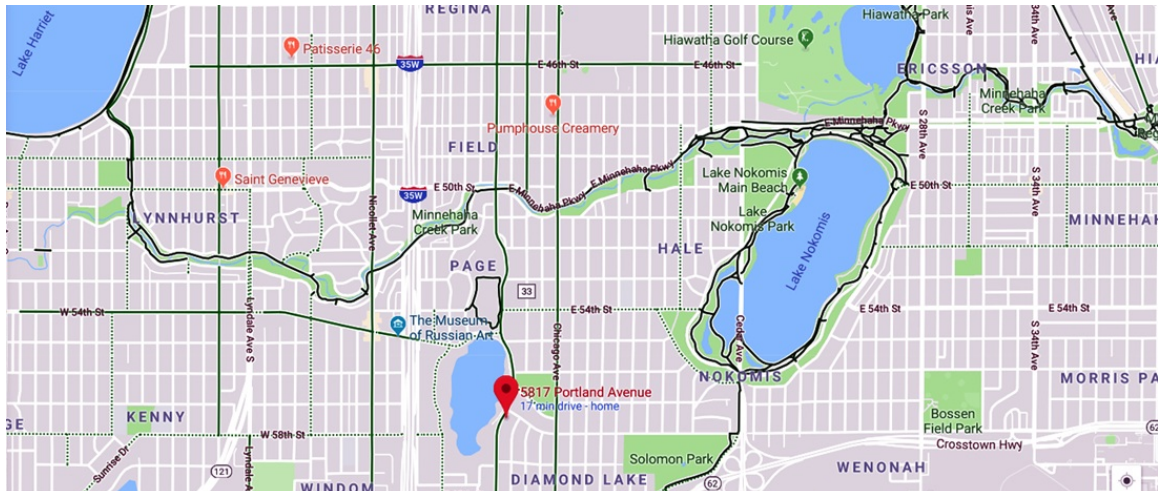


## 5817 Portland Avenue, Minneapolis - Diamond Lake Neighborhood



### From one of the seller's daughters, who grew up here

*I grew up living at 5817 Portland. This neighborhood was full of kids and neighbors who really cared about each other and came together as a community. I rode my bike and walked to many different places in the neighborhood. We enjoyed playing at Todd and Pearl Park with their sledding hills, ice rink, classes, tennis courts, fields and play equipment. We also enjoyed the DQ at the corner (best one in the Twin Cities) and the biking and walking trails around the Minnehaha Creek. We enjoyed the view of Diamond Lake and spent time walking on the trails around the lake along with the many other wonderful lakes around the area. When I went to college, it was an easy bus ride on the express bus that I picked up right at the end of the block to and from the University of Minnesota.*

*Now as I come back and visit, I still see homes with kids and neighbors who look out for each other and take pride in keeping their homes and yards well maintained. It is a safe place to live. I enjoy the up and coming restaurants around the area. Some of my favorites are Revival, St. Genevieve, Prima, Ena, Martina and I.E. This area is close to 50th and France and the Southdale Shopping Center. It is a great alive area to live in.*

### From another daughter, who also grew up here

*Growing up on Portland Avenue was a really great time for me as a kid and teenager. I loved living in a historic house in a neighborhood with such beautiful surrounding homes and overlooking Diamond Lake. The kids from the neighborhood and I used to spend countless hours playing tennis, ice skating, wading in the pool and playing sports at both Todd and Pearl Parks.*

## **Property Info/Updates**

- New Water Heater 1/18
- New Furnace 12/17
- New Washer 5/17
- New Dishwasher 2/17
- New Garage Doors
  
- Ice Dam De-icing Cables on the Roof
- Concrete Garage Floor and Driveway 6/09
- Concrete Front and Back Steps and Sidewalk 6/09
- Professional Landscaping by Bachman's
- Roughed in Toilet and Shower in the basement
- Gas Fireplace in the Livingroom 1/18 - cleaned and no carbon monoxide detected

## **MAC Program (Metropolitan Airports Commission) 9/98**

- New windows
- New windows in the porch
- New AC
- Additional insulation to walls and attic
- New front and back doors





When people think of South Minneapolis they most often think of the area around the core city lakes and Minnehaha Creek. But if you are looking for picturesque and kid friendly, don't overlook the Diamond Lake neighborhood south of Minnehaha Creek. Often paired with neighboring Hale and Page neighborhoods on the north side of Minnehaha Parkway, these are outstanding residential areas with 94% single family homes. They not only have easy access to trails and parks, but also to downtown Minneapolis, Southdale, Mall of America and the airport.

Many families and professionals live in the Diamond Lake neighborhood, whose residents tend to be liberal. It ranks high as a desirable place to live because of its very low crime rate, high-ranked schools (Hale Elementary just over the border in the Hale neighborhood), housing costs and high marks for recreation (Pearl Park has a wading pool, ball fields, recreation center and wintertime skating; Diamond Lake Park is a wildlife refuge which boasts wetlands for canoeing and birding). People who live in the Diamond Lake neighborhood love living there.

**Diamond Lake Neighborhood... a hidden jewel in the city of lakes**



5817 PORTLAND AVENUE, MINNEAPOLIS, MN 55417

# AREA REPORT



## VERY CONVENIENT

This home is in a **very convenient** area. Some daily errands in this location **require a car** and most major services are within **1 mile**.



ATM



GROCERIES



CLEANERS



GAS



PHARMACY



0.4 MILES

0.4 MILES

0.4 MILES

0.4 MILES

0.8 MILES



MOVIE THEATER



COFFEE



MEDICAL



GYM

1.4 MILES

1.4 MILES

1.3 MILES

1 MILE

ListReports

**DISCLAIMER:** The information in this report is from third-party sources and its accuracy cannot be guaranteed.



5817 PORTLAND AVENUE, MINNEAPOLIS, MN 55417

# FOOD REPORT



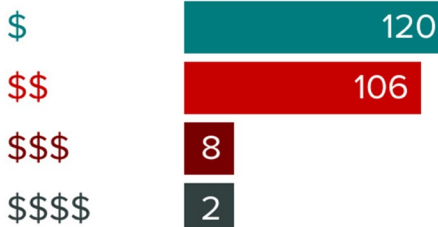
## NEIGHBORHOOD EATS

This home is located near **226** moderately priced restaurants and has an **above average** variety of cuisines.

# 240



WITHIN 5 MILES



### GOOD EATS BY CATEGORY

AMERICAN	72
FAST FOOD	33
ASIAN	16
CAFES	16
COFFEE AND TEA HOUSES	16
MEXICAN	15
INTERNATIONAL	14
DELIS	14
CHINESE	9
BARS	7
OTHER	17

ListReports

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## OUTDOOR REPORT



# THE GREAT OUTDOORS

This home is located near a variety of outdoor activities.

## POPULAR

	HIKING WOOD LAKE NATURE CENTER	1.7 MILES
	LAKE LAKE HARRIET	2.3 MILES
	PARK MINNEHAHA PARK	2.9 MILES
	DOG PARK MINNEHAHA OFF-LEASH RECREATION AREA	2.9 MILES



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5817 PORTLAND AVENUE, MINNEAPOLIS, MN 55417

## SCHOOL REPORT



# SCHOOLS IN YOUR AREA

The assigned schools are **above average** for the area. There are also **38** private schools and **25** charter schools within **5** miles.

K-4	HALE COMMUNITY SCHOOL ASSIGNED	8 RATING
5-8	FIELD COMMUNITY SCHOOL ASSIGNED	9 RATING
9-12	WASHBURN HIGH SCHOOL ASSIGNED	5 RATING



ListReports

DISCLAIMER: School data is provided by Great Schools, ATTOM Data Solutions and agent selection. It is intended for reference only. Contact the school or district directly to verify enrollment eligibility.