

## 890 Old Birch Street, Lino Lakes



### *From the seller - Things I have loved about living at 890 Old Birch Street*

- It is a dead end street so there isn't much traffic
- It is 1.1 acres so there is a lot of room to wander and enjoy the outdoors. Almost like our own mini forest, there are beautiful birch, maple and oak trees. The color in the fall is gorgeous.
- There is a deck, patio and fire pit area so matter what time of day you have either shade or sunshine to relax in.
- The house has large windows, and with the house getting both east and west sun it is bright and cheerful all day.
- The kitchen has nice space with an island. It gives are area for baking, serving and cooking all at once.
- I have really loved living in this house. It is cozy and warm.

### **Property Updates**

- Removed old carpet in living room and installed laminate flooring
- Upgraded the water softener to include iron mitigation
- Installed new water heater
- Redid the steps leading to the patio between the garage and house to a ramp with class 5 fill underneath to prevent heaving due to frost; the other half of the patio has not been redone
- Enclosed chain link fencing installed in back yard; boundary survey done at that time
- Trees trimmed or removed if damaged by arborist
- Roof on garage and house replace due to damage by hail in 2017
- Garage doors serviced and garage door openers reset



890 OLD BIRCH STREET, LINO LAKES, MN 55014

## AREA REPORT



# CONVENIENT

This home is in a **convenient** area. Some daily errands in this location **require a car** and most major services are within **4** miles.



MEDICAL



GAS



GYM



ATM



GROCERIES



1.6 MILES

1.6 MILES

1.6 MILES

1.6 MILES

4.5 MILES



CLEANERS



PHARMACY



COFFEE



MOVIE THEATER

4.5 MILES

5.5 MILES

5.3 MILES

3.9 MILES



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## SCHOOL REPORT



# SCHOOLS IN YOUR AREA

The assigned schools are **above average** for the area. There is also **1** private school within **5** miles.

K-5

RICE LAKE ELEMENTARY SCHOOL  
ASSIGNED

9 RATING

6-8

CENTENNIAL MIDDLE SCHOOL  
ASSIGNED

9 RATING

9-12

CENTENNIAL HIGH SCHOOL  
ASSIGNED

9 RATING





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## OUTDOOR REPORT



# THE GREAT OUTDOORS

This home is located near a variety of outdoor activities.

## POPULAR

	PARK RICE CREEK NORTH REGIONAL TRAIL	2.7 MILES
	HIKING RICE CREEK REGIONAL TRAIL CORRIDOR	3.7 MILES
	GOLF COURSE ISLAND LAKE GOLF & TRAINING CENTER	6.5 MILES
	LAKE LAKE JOHANNA	7.6 MILES



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## FOOD REPORT



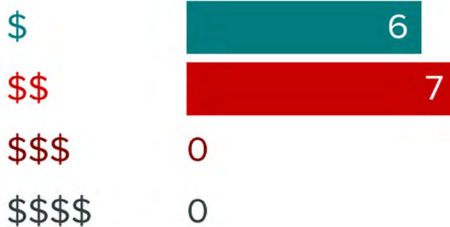
# NEIGHBORHOOD EATS

This home is located near **13** moderately priced restaurants and has an **average** variety of cuisines.

# 13



WITHIN 5 MILES



## GOOD EATS BY CATEGORY

PIZZA	4
FAST FOOD	3
ASIAN	2
AMERICAN	2
BARS	1
SUSHI	1