4843 Dupont Avenue, Minneapolis

The seller knew as soon as she walked into this house in 1987 that this was the home for her... it just felt good, with the bonus of also being a good value. In her own words, here are some of the reasons she has loved living here for more than 32 years.

- This was my dream house. I could garden whenever I wanted to or just sit in the backyard with a drink and a good book to read. The raspberry bushes provided nourishment as well as a sweet treat.
- The neighborhood is full of friendly families and several singles. If you need help the neighbors are often available and happy to help.

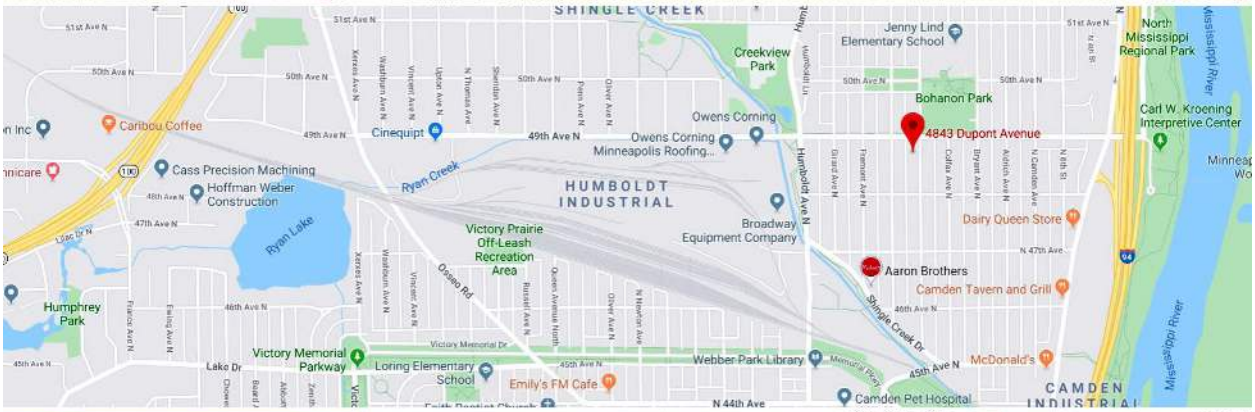
- Bus service during rush hour is available at the north end of Dupont Avenue and the local can be caught on Bryant Avenue.

- Lind Bohanon Park is at the end of Dupont and covers eight city blocks. Jenny Lind Elementary School is at one end of the park. The park also has several community gardens if you are interested in gardening other than in your own backyard.

- It's a great walking neighborhood and if you are up to it, you can walk to the local Dairy Queen. There is a great rib joint at 4707 North Lyndale Avenue by the name of FireBox Deli. It's considered one of the best restaurants in the City.

- You are close to Victory Memorial Drive. It's a beautiful park and during the Summer there are numerous neighborhood events held at the park.

- You are close to both 94 West and Highway 100. Brooklyn Boulevard (Osseo Rd) is nearby and has numerous shops and restaurants.



Property Info/Updates

- 1987 - bought dryer
- 1990 - bought dehumidifier
- 1991 - installed replacement windows
- 1992 - had basement drain tiled and drainage system installed with sump pump - sump pump replaced 2019
- 1996 - bought dishwasher
- 2004 - ductless mini split air conditioner installed upstairs
- 2005 - had air conditioner installed permanently in living room wall
- 2006 - bought stove and refrigerator
- 2009 - estimated year boiler replaced
- 2010 - bought clothes washer
- 2015 - foam insulation added to attic
- 2018 - three new Andersen replacement windows installed 2018, 2 in dining room and one over kitchen sink
- 2019 - water heater replaced
- 2019 - stripped wallpaper throughout the house
- 2019 - new roof

Features

- convenient front entry with closet
- original hardwood floors in living room, dining room, and both main floor bedrooms
- original antique light fixtures in living room and dining room
- trimmed cove ceilings
- original glass doorknobs and paneled doors
- heat lamp with 3 lights in bathroom
- ceiling fans in all bedrooms
- wall air conditioner in living room
- ductless mini split air conditioner in upper level
- built-in storage drawers in upper level
- tons of storage in dry, drain-tiled basement
- exceptional number of electrical outlets in basement
- fenced back yard
- three planting beds in back yard, including raspberry bushes
- 2-car garage

Average monthly expenses (for 1 person)

- Excel Energy - $48/month
- CenterPoint Energy - $63/month before any Service Plus additions
- Water/sewer - $67/month