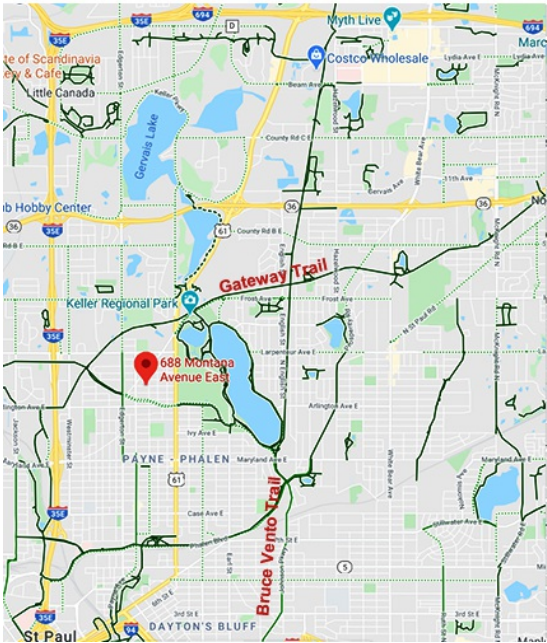


**688 Montana Avenue East, Saint Paul**  
*from the seller*



**What we love about our home and neighborhood**

- Easy access to Hwy 61, Hwy 36, Interstate 35E and Interstate 94
- Close to downtown Saint Paul, Costco, Maplewood Mall, Oakdale Cinema, and Rosedale Mall
- A very quiet neighborhood
- Minimal crime
- Friendly neighbors
- Close to Lake Phalen Golf Course and regional park
- Close to bike trails, including the Gateway Trail leading to Stillwater
- Easy to maintain
- Beautiful to walk around in the summertime
- Private fenced yard
- Love our 2-car garage
- Love how the sunlight seeps through our new sun room into the dining and living area

## Updates/Improvements

### 2019

- Installed new Mr. Cool 2 head Ductless Mini Split air conditioning in dining room and master bedroom
- New microwave
- Converted summer screen porch into 4-season sun room
- 2<sup>nd</sup> floor bathroom updated: new vanity, mirror, paint, LVP floor



### 2018

- Installed drain tile, vapor wrapped foundation, added sump pump in basement
- Remodeled and finished basement
  - ▶ Added full bathroom
  - ▶ Finished family room
  - ▶ Installed LVP water proof flooring
  - ▶ Painted exposed ceiling
- Installed concrete slab and storage shed



## 2017

- Installed new carpet on stairs and LVP flooring on entire 2<sup>nd</sup> floor
- Installed new concrete: garage slab, garage aprons, front door, side door



## 2016

- Installed new front door and garage entry service door

## 2015

- New boiler
- New water heater
- New roof on home and garage
- New gutters
- New shutters

## Average Utility Costs

- Electricity/Gas: \$140 per month
- Water: \$90 every three months

