



10 Favorite Things about Living at 1478 Branston Street

- 1. Elevation... this is one of the highest spots in St. Paul... beautiful views front and back**
- 2. Back yard... provides interest and beauty**
- 3. Alley... great way to meet neighbors**
- 4. Children's park (aka Monkey Island... in middle of cul de sac**
- 5. Construction... home built so well, quality, quality, quality**
- 6. Closet and storage space... amazing for a home built in 1938**
- 7. Room sizes are just perfect... not too big, not too small**
- 8. Location, location location... adorable "downtown" St. Anthony Park with lots of shops and amenities, on bus line, minutes to St. Paul and Minneapolis, State Fair is within walking distance**
- 9. Great neighborhood streets... take an evening stroll or a long run and enjoy amazing home architecture**
- 10. The St. Anthony Park community is active, alive, committed and welcoming**

1478 Branston Street, St. Anthony Park

From the seller...



This fantastic home, built in 1938, has had three owners prior to us. We have lived here since 1993. Features we want to highlight for potential buyers include:

Living on a cul-de-sac with a children's park (affectionately known in the neighborhood as "Monkey



Island") in the middle of the cul-de-sac has been incredible. Our grandchildren enjoyed the park during all seasons. And currently there are several neighborhood children who play there routinely.

The cul-de-sac is quiet and lively at the same time. Due to limited traffic, it is a perfect street to learn how to ride a bike, go for a walk, play softball and have a peaceful lunch or dinner in the front yard on the patio.

Neighbors are wonderful on both sides, as well as throughout the neighborhood. We truly believe that all are welcome in this neighborhood.

Living near both campuses of the University of Minnesota, enjoying the downtown St. Anthony Park community (including the Carnegie library) and being within walking distance to the Minnesota State Fair are strong highlights. The view of Minneapolis skyline through the master bedroom windows is awesome. And having Luther Seminary campus just down the street adds a student and professional flavor without any disturbance.



Updates and Highlights

- Original hardwood floors throughout and coved ceilings in living and dining rooms
- Central air and furnace (2006)
- New roof with complete tear off (2010)
- Water heater replaced (2012)
- Kitchen remodel, including all appliances and approximately 10x11 addition (2013)
- Heated floor in kitchen addition (2013)
- Front entry (2015)
- Retaining walls in back yard and concrete steps in front (2014-15)
- Irrigation system installed (2014)
- Gas fireplace and design (2015)
- Mature oak, ash and birch trees
- Eco-friendly gravel driveway
- Landscaping, including front yard patio (2015, 2016 and 2020)

Finally, we want you to be aware that all rooms in this house get used. It is the perfect size so that no room gets "left behind".



1478 Branston Street, Saint Anthony Park

