



Things we have loved about living at 165 Hartman Circle NE

1. Breathtaking views of the Mississippi from every room... every person who enters our home for the first time goes right to the windows and exclaims over the view
2. Watching the seasons change... each day is different
3. Wildlife sightings in our back yard... deer, fox, mink, eagles, owls
- 4.. Birds at the feeder including cardinals, Baltimore orioles, humming birds, purple finches, bluebirds, eagles, blue herons, white swans, and pollinator garden that attracts butterflies
5. Working with our contractor to remodel the home of our dreams... appreciation for the the craftsmanship of the remodel
6. Large kitchen island... the centerpiece for gatherings
7. Morning coffee and evening happy hours on the deck
8. Gathering family and friends around the fire ring, making s'mores
9. Switch back path to the river bank so we can launch our kayaks
10. Swinging out over the river on the rope swing
11. Close to Rice Creek Trail, Mississippi River Trail, Manomin Park
12. Neighbors that are friends



165 Hartman Circle NE, Fridley

From the Sellers...

Twenty years ago, while driving down East River Road, a tiny for-sale sign caught our attention. We had no plans of moving, but the sign pointed toward the river and we were curious. We drove into Hartman Circle and pulled up in front of a house with trees growing out of its gutters. One glance told us this home was in need of TLC and a bit of work. Again, drawn by curiosity we scheduled a tour. The moment we walked in the front door we saw the Mississippi River in all its splendor and knew we were home.



What followed was a 20 year adventure filled with treasured memories. First off we needed access to the river. A bulldozer, crane, landscape engineer and rose quartz boulders led to a switchback path opening to a fire pit and river access. Kayak launchings and s'mores over a camp fire became regular happenings.



Next on the list was to create an open floor plan. We quickly became friends with a gifted home remodeler who worked with us to design a floor plan that showcased the river, opened up the living space and included custom woodworking, ample cabinets, a fireplace, a large island and a window seat. Our home was now the perfect place for family and friends to gather.



As the years went by we added a large deck that became a regular spot for morning coffee, birdwatching, deer sightings and sunset views. We finished the lower level with ample space to accommodate guests and provide a woodworking shop and sewing studio. In time native plants were added creating a pollinator garden. A fenced area with raised garden beds kept hungry critters from the summer harvest.



165 Hartman Circle NE Updates and Improvements

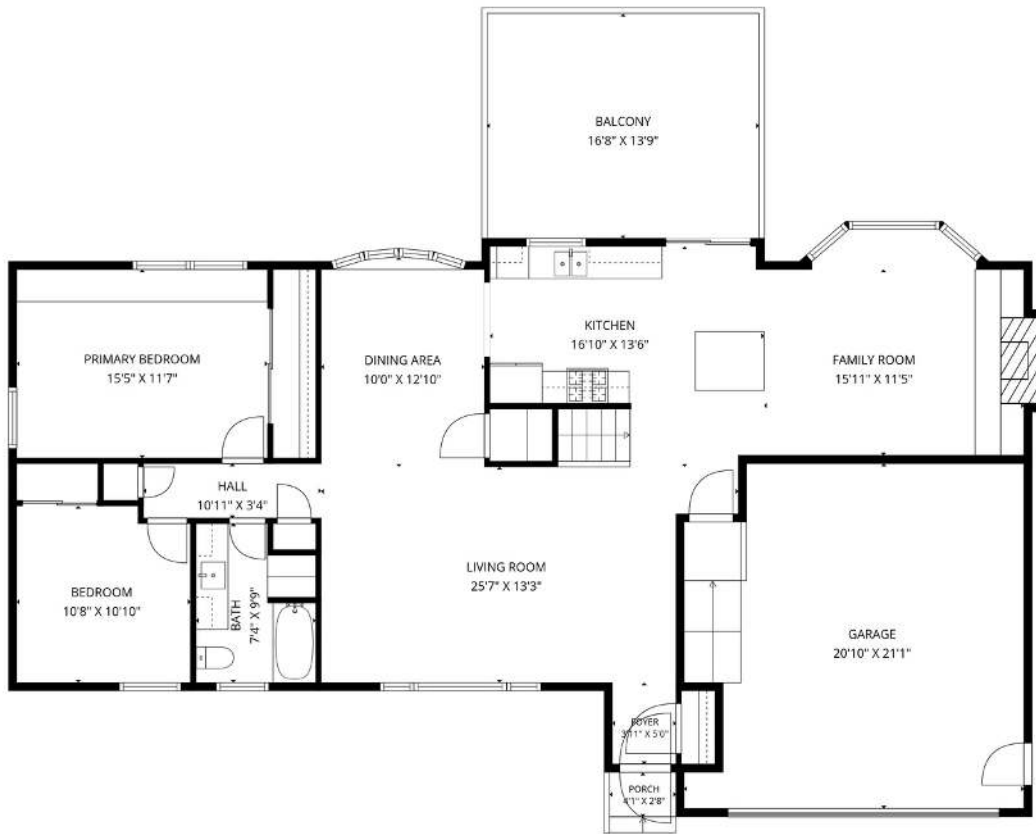
- 2005 Moved in
- 2005 Refinished hardwood floors in the living room, dining room, hallway and bedrooms
Family room bay window installed
- 2008 Custom designed maple cabinets added to Master bedroom
Family room and kitchen remodeled creating an open floor plan
Remodel included granite counters, custom maple cabinets, solid core doors, a half door to the lower level creating safety for children and pets, electrical upgrade, gas fireplace, addition of a sliding door in the kitchen to a small balcony, all new stainless steel appliances, maple flooring in kitchen and family room
Underground sprinkler system added

- 2009 Finished off entire lower level to create a family room with guest space, bedroom/ craft room with walk-in closet, bathroom, laundry room and workshop
Closed off furnace and water heater space
Added sliding door to outside patio and built in cabinet and counter space adjacent to sliding door for entertaining
Ceramic tile floor in bathroom, laundry room and area near sliding door.
Carpeting laid in remainder of lower level
Solid oak doors throughout lower level
- 2011 Drain tile added to lower level
- 2013 New roof with 30-year shingles
- 2016 Upper-level bathroom remodeled
Included soaking tub, custom hand made ceramic tile accents, custom made built in cabinets and linen closet, custom shower door
Replaced upper level bathroom and bedroom windows with Renewal by Anderson
Replaced kitchen balcony with 17' x 14' deck using composite deck boards
- 2019 New furnace, air conditioner and humidifier
- 2020 Entire house painted
- 2021 Upgraded garage floor with a polyurethane protective coating
- 2026 Blown cellulose insulation to attic creating R-value of 60
Driveway sealed

AVERAGE MONTHLY UTILITY COSTS

- Centerpoint (gas) - \$149/per month
- Xcel Energy (electricity) - \$85/month





Total GLA: 2772 sq. ft | Total: 3670 sq. ft
 1st floor: 1340 sq. ft (Excluded areas 192 sq. ft)
 2nd floor: 1432 sq. ft (Excluded areas 706 sq. ft)

Measurements Deemed Highly Reliable But Not Guaranteed