

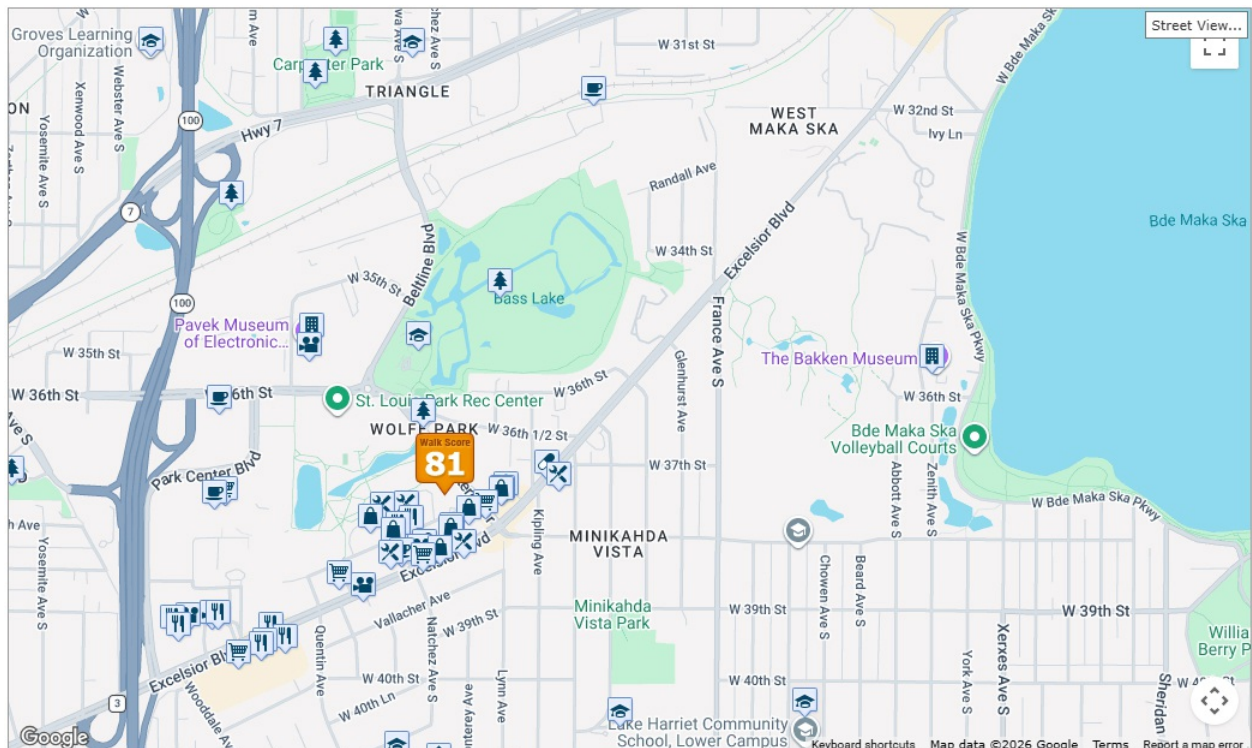


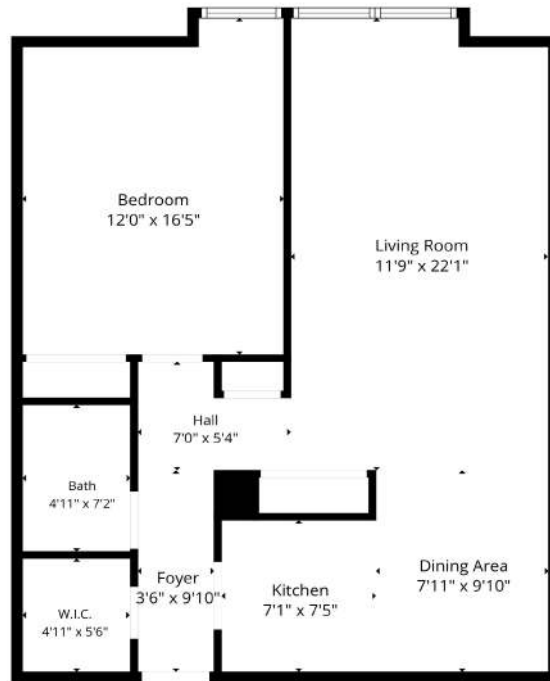
THINGS TO LOVE ABOUT LIVING AT WESTMORELAND HILLS

- Location, location, location!
- 4 lakes, 2 parks, 20 restaurants, bars and coffee shops nearby
- Trader Joes across the street, Fresh Thyme and Lunds & Byerlys nearby
- Eclectic selection of shopping centers nearby
- Near Wolfe Park and the SLP Rec Center, ROC and Aquatic Park
- Forested walking trails and pickleball courts of Bass Lake Park nearby
- Just 5 miles southwest from downtown Minneapolis
- Walk Score of 81, with transit stops nearby

4530 Park Commons Drive #213

- Quiet, freshly painted and refreshed one-bedroom condo with brand new air conditioner
- On-site caretaker keeps the building clean and well maintained
- Safe, secure building - when Deputy Sheriff stopped by on National Night Out and asked if anyone had questions or concerns they struggled to come up with anything serious
- Outdoor pool and 2 saunas with renovation in process, available next year
- Rentals are allowed, great investment property in stable community
- No dogs are allowed, but cats and fish are allowed with a 2 pet limit
- Storage locker around the corner on the same floor, party room above on third floor
- Clean, spacious shared laundry on same floor
- Assigned parking spot #48 in parking lot behind the building
- Free covered parking in Excelsior & Grand city ramp across the street
- Amazing location with 81 Walk Score and easy access to transit, grocers, restaurants, bars, coffee shops, retail shops, parks, trails, Saint Lewis Park Rec Center, ROC, Aquatic Park, city lakes
- Over 20% of units have had same owners for more than 25 years... speaks highly of the complex!





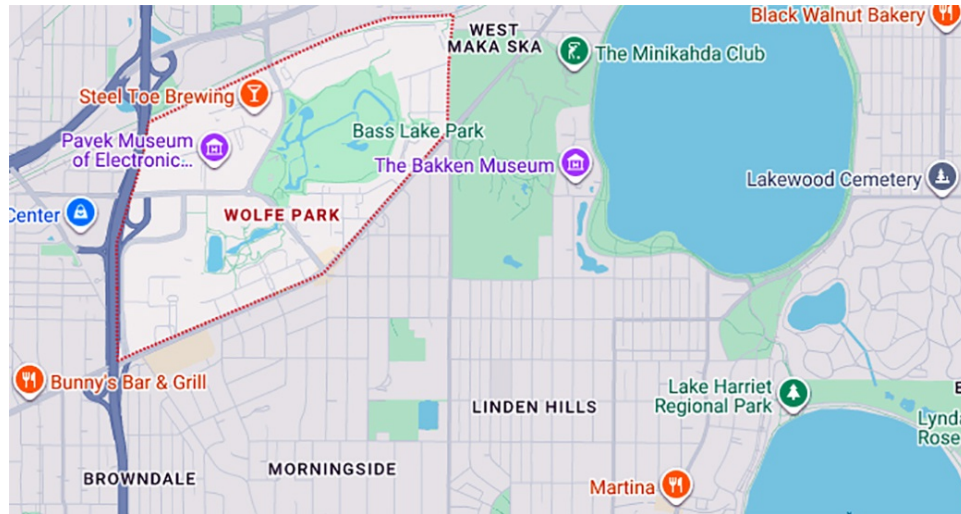
TOTAL: 752 sq. ft
1st floor: 752 sq. ft

Created By Nordic Photography. Calculations Deemed Highly Reliable But Not Guaranteed.



WOLFE PARK - a walkable St. Louis Park neighborhood wrapped around parks

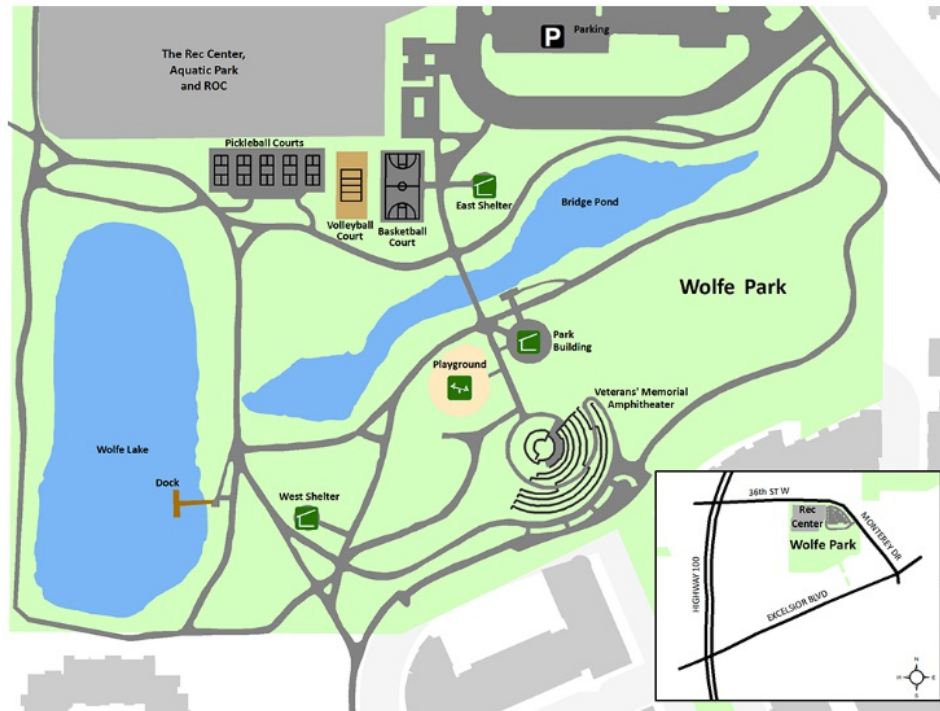
It's hard to find a more convenient suburban location than the Wolfe Park Neighborhood in St. Louis Park. Located between Highway 7 and Excelsior Boulevard, from Highway 100 to France Avenue, it is only 5 miles southwest of Minneapolis and one of the best 'surban' neighborhoods (a suburban area with the feel of urban living) in the entire metro.



Wolfe Park is a 32-acre park at the center of the neighborhood... with a walk score of 86! It is home to the Wolfe Park Veteran's Memorial Amphitheater, a walking trail, picnic areas, a playground, an activity center, a basketball court, a sand volleyball court, five pickleball courts and a fishing pond.



Wolfe Park is close to where the city of St. Louis Park developed in 1890, several years after the village's incorporation. The official park area was once an industrial gravel pit. The park green began development in 1947 and much commercial and residential development occurred in the latter part of the 20th century.



There are two parks in the official Wolfe Park neighborhood... Wolfe Park and Bass Lake Park Preserve, with walking trails and pickleball courts in each.

The **St. Louis Park Rec Center** with two indoor ice arenas, a skate shop, Banquet Room, Gallery Room, and Aquatic Park is right next to Wolfe Park. A complete overhaul in 1997-98 created the aquatic park with a 4-story body slide and tube ride, and the ROC (Recreation Outdoor Center) was added in 2016-17.

Bass Lake Park Preserve, a 52-acre nature preserve, is across the street and also has 2 tennis courts, 2 pickleball courts and the 1.4 mile George Haun Trail that meanders through oak savannah and prairie around Bass Lake.



The 8 square block **Excelsior & Grand** mixed use redevelopment area between Excelsior Boulevard and Wolfe Park exploded in 2001-2007, transforming the area into a walkable, 'surban' community with apartments, condos, shopping, dining, and services along Grand Way and Excelsior Avenue.

Now more than 20 years old, trees and landscaping have matured creating an atmosphere of calm, safety, and a sense of community.



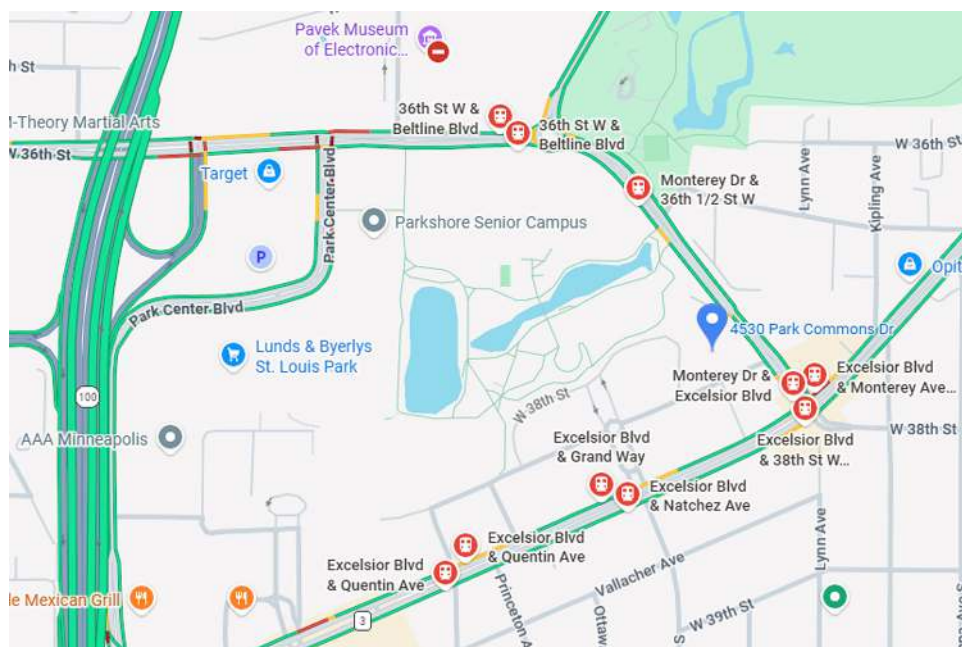
Lago Tacos and Starbucks are both on Grand Way at the heart of Excelsior and Grand, and CVS Pharmacy is on the corner across from Starbucks.

Hazelwood Food & Drink is on the corner across from Trader Joe's where there is also a bus stop with Honey & Rye bakery across the street, and Fresh Thyme is further down on Excelsior Boulevard.



A sample of other treasures to be found in this walkable neighborhood...

- Opitz Outlet with discount designer clothing, and lovely Mill Valley Kitchen heading east on Excelsior
- McDonald's, Lunds & Byerlys, and Target close to Highway 100
- LA Fitness, north of Target
- Steel Toe Brewing
- Pavék Museum of Electronic Communication
- Nordic Ware Factory Store
- Park Nicollet medical center
- Miracle Mile shopping center including Frattalone's Hardware, Schuler Shoes, Hoigaard's and Orvis clothing and outdoor gear, Half Price Books and more!
- At least 10 bus transit stops, plus a Metro Green Line light rail transit stop near Highway 7 scheduled to open in 2027
- Easy access to freeways to everywhere
- Quiet, safe neighborhood... when Deputy Sheriff stopped by on National Night Out he asked if anyone had any questions or concerns they struggled coming up with anything serious!
- And much more!



St. Louis Park is a first-ring suburb bordering Minneapolis, known for its quick 10-15 minute commute to downtown Minneapolis and its tree-lined streets with affordable homes. This means you're only minutes away from some of the Twin Cities' most attractive amenities: the Chain of Lakes, the downtown theater district, shopping, award-winning restaurants, universities and major league sports.

Its easy access to Minneapolis city lakes and trails, as well as its own parks and trails, have helped make it a desirable location to come home to and relax after a busy day.

Come and find out why units at 4530 Park Commons Drive don't come on the market very often... people love living here and don't see a reason to move!

