

# Estate Liquidation \$197,777



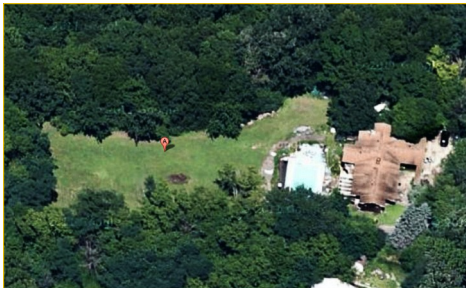
**2106 Douglynn Lane  
St. Paul**

## Secluded, yet accessible!

**3,654SF on 3.14 wooded acres inside city limits.**

Comfortable 4-bedroom home with walkout basement and in-ground pool – perfect for family living and entertaining. Lots of custom features including an open floor plan, room perimeter indirect lighting, custom-configured kitchen cabinets, eight-sided tray vaulted ceiling in dining room and panoramic views overlooking a 20x40' in-ground pool and the Mississippi River Valley flood plain.

Just minutes away from Woodbury and Maplewood retail outlets, entertainment and recreational facilities, and professional service areas. Easy access to I94, I494 and Highway 61.



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Contact:

**Ron Touchette** Broker

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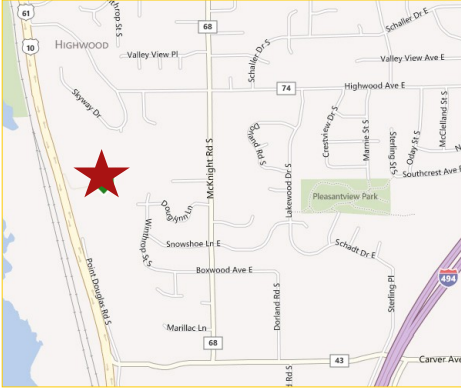
7078 E. Fish Lake Rd., Maple Grove, MN 55311 Main: 612.435.7770 Fax: 612.435.7771



# 3,654SF on 3.12 Wooded Acres \$197,777

**2106 Douglynn Lane  
St. Paul**

## Home Details



Listing Price:	\$197,777				
Location:	2106 Douglynn Lane, St. Paul, MN 55119				
PID Number:	142822430002				
2011 Total Tax:	\$4,142				
Legal Description:	Lengthy — see tax report				
Zoning:	Residential				
Topography:	Open field with heavy tree-lined perimeter				
Utilities:	Water	Well			
	Sewer	Private			
	Fuel	Natural Gas			
	Heat	Baseboard, Hot Water Boiler			
Total SF:	3.654 — 1,827 main, 1,827 lower w/.walkout basement				
Acres:	3.140				
ROOMS					
Living Room:	Main	13x15.5	Bath 1	Main	3/4
Dining Room	Main	22x14	Bath 2	Main	1/2
Family Room	Main	11x13	Bath 3	Lower	Full
Kitchen	Main	11x12	Recreation Room	Lower	18x14
Bedroom 1	Main	13x14	Garage	Main	19x32
Bedroom 2	Main	11x11	Laundry	Lower	13x14
Bedroom 3	Main	9x9	Storage Room	Lower	10x14
Bedroom 4	Lower	22x14	Office	Lower	6x12
Foyer	Main	7x7.5			
Neighboring: Residential, wooded					
General: Open fl plan, recessed perimeter lighting main level, vaulted tray ceiling w/wrap around windows in dining rm, New kitchen, 36x12 deck & Lwr level walk out great for family gatherings, picnics & pool parties. Significant amount of deferred repairs and maintenance so house and grounds need work, but otherwise a magnificent property!					

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# Estate Liquidation w/In-Ground Pool \$197,777

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St. Paul**

## **Kitchen and Family Room**

**Natural oak woodwork with Frank Lloyd Wright inspired architectural detailing.**

This estate liquidation is offered as is, priced to sell and ready to be transformed into your custom-crafted family hideaway. The main floor has an open kitchen/dining/living area with panoramic views, a raised fireplace, formal living room, three bedrooms, a 3/4 bath, and a half bath off the master bedroom. Three arched openings link the dining and living rooms, and kitchen and hallway areas.



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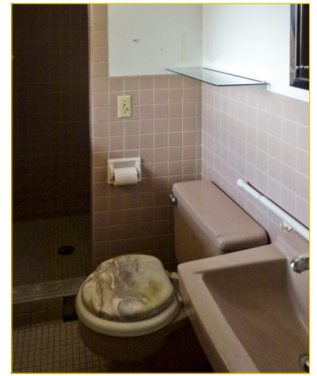
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**Main Floor and Deck Areas**



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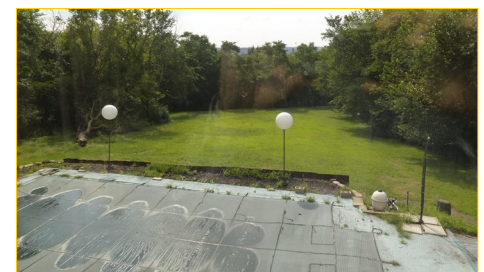
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# Estate Liquidation Priced to Sell \$197,777

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## Basement and Grounds



The information herein was obtained from sources deemed to be reliable. The information includes projections, assumptions and estimates as examples only and of a forecast nature yet may not represent actual, current or future performance. We make no guarantees or warranties. It is submitted subject to the possibility of withdrawal without notice, errors, change of price, omissions, financing, rental or other conditions. You and your tax and legal advisors should conduct your own investigation of the property and contemplated or proposed transactions.

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