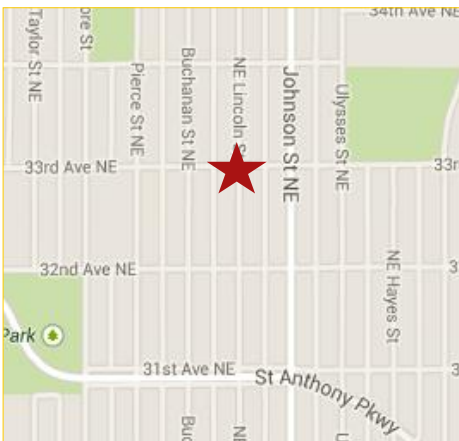


# 3 Bedroom Home w/ Detached Garage \$184,777



**3246 Lincoln St NE  
Minneapolis, MN**

## Cute NE Charmer Close to Park—Tons of Natural Light



Mid century story and a half with finished basement, 3-bedroom home with large kitchen and formal dining room. Warm honey colored hardwood floors, newer windows and a nice layout. All kitchen appliances included. The home and detached garage both have a stucco exterior. Large, fenced in yard. This is a fantastic starter home!



**Welcome home to easy livin' in Minneapolis' Waite Park neighborhood.**

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Contact:

**Kurt Nowacki** Realtor®

**612.227.6163**

**kurt@rocksolidcos.com**

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

# Bright, Airy 3BR Home w/Great NE Location

**3246 Lincoln St NE  
Minneapolis, MN**

## Home Details

### Main Floor

Living Room	17x12
Dining	14x8
Kitchen	10x10
Bedroom 1	12x10
Bedroom 2	12x9
Bathroom	Full

### Lower Level

Family Room	29x10
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### Upper Level

Bedroom 3	19x10
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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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<b>Listing Price/Includes:</b>	\$184,777; Home, detached garage, land	
<b>Location:</b>	3246 Lincoln Street NE, Minneapolis MN 55418	
<b>PID Number:</b>	0102924310026	
<b>2014 Total Tax:</b>	—	
<b>Legal Description:</b>	Lot 004 Block 002 KOKO HEIGHTS	
<b>Utilities:</b>	Water	City water, connected
	Sewer	City Sewer, connected
	Fuel	Natural Gas
	Heat/AC	Forced Air/Central
<b>Number of Floors:</b>	2, plus basement	
<b>Bedrooms:</b>	3	
<b>Bathrooms:</b>	1	
<b>Foundation Size:</b>	832SF	
<b>Total SF:</b>	1,371	
<b>Lot Size:</b>	40.00 X 125.00	
<b>Year Built:</b>	1946	
<b>Occupied:</b>	No	
<b>Neighboring:</b>	Residential	
<b>School District:</b>	1 - Minneapolis	
<b>General:</b>	Beautiful natural woodwork, including hardwood floors. Many nice updates, including tile bath, but still maintains it's original charm. Great fenced in back yard with large patio. Detached Garage. Move in ready!	

More Photos and Info at: <http://3246LincolnStNE.com>



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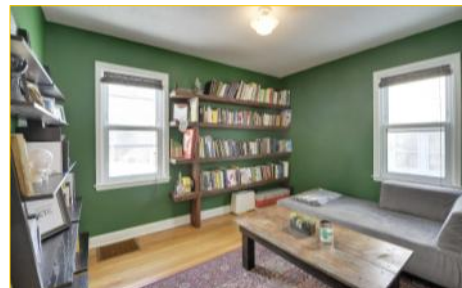
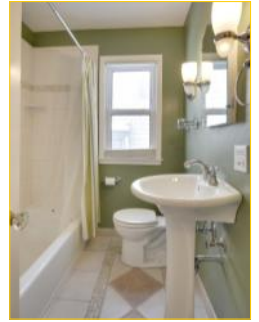
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# Spacious Kitchen, Open Living & Dining \$184,777

**3246 Lincoln St NE  
Minneapolis, MN**

**Interior Details**

## Main Floor Layout and Photographs



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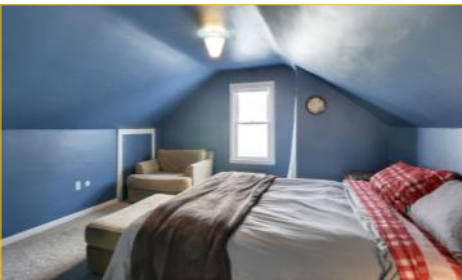
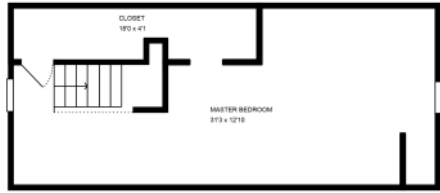
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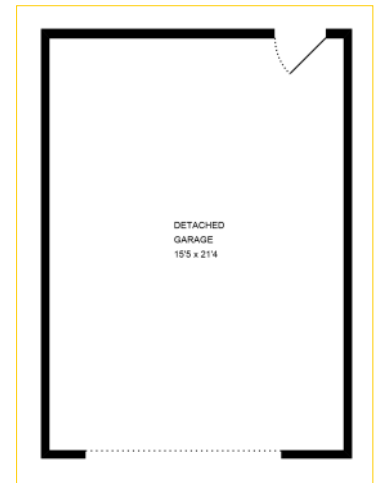
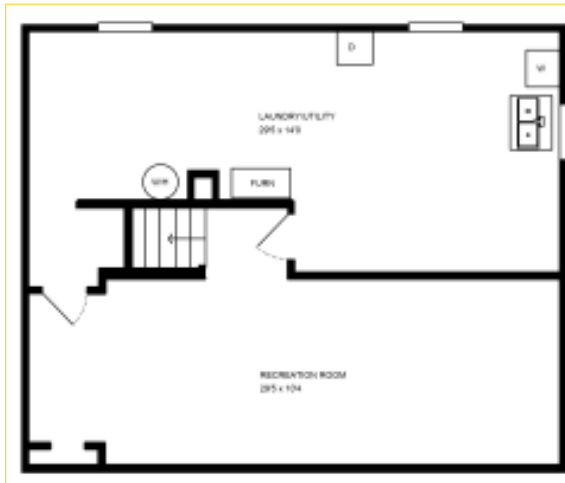
# 3 Bedroom Home w/ Detached Garage \$184,777

3246 Lincoln St NE  
Minneapolis, MN

## Interior Details



## Upper Level, Basement and Garage



This fantastic starter home is full of open living space and light! Large, fenced back yard perfect for kids and pets. Great NE location just two blocks off Waite Park

More Photos and Info at: <http://3246LincolnStNE.com>

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