

HOME FOR SALE

\$240,000

- **Unique, treed 0.8-acre**
- **Native plant refuge**
- **Two-plus bedroom home**
- **Out-building for meditation, artist studio/office**
- **Overlooking gardens and Hidden Hollow Park**
- **½ block to Lake**



4157 Bellaire Avenue, White Bear Township



Two-plus bedroom house with solarium and bath 1,300 sq ft total; 1,040 finished



Living room area looking into the sun filled solarium; stair railing in the foreground leads to the lower level



U-shape kitchen, granite counter, oak cabinetry, lots of natural light



Hide-away studio in the back yard with stone front, south-facing double French doors opening to a patio, interior has terrazzo floor, built-in maple cabinetry, wood stove. Perfect for meditation, artist studio, recreation room, office...400 sq ft

•9-acre Hidden Hollow Park just a step away thru the garden gate and only ½ block from Bellaire Beach on White Bear Lake

•oak wood flooring in kitchen/dining/living great room

•solid oak wood trim, upper level, solarium in cedar

•lower level, poured concrete walls with full 8-foot high ceilings

•double-wall construction

•granite paver front walk

•new perimeter fence in the back yard

•beautifully designed craftsman construction

•potential options for buyer-added value
-building an addition on west side where excavation is ready to go
-permanently install sewer/water/gas/elect. utilities to the studio to hook-up the bath and kitchenette already in place

•extensive, terraced gardens established by Dr May Wright, a founder of the Minnesota Native Plant Society

•White Bear Lake School district

Beautiful setting to live in

Finish the dream, many possibilities

Perfect opportunity for
handy-person

Creative Financing Options

•**contract-for-deed**

•**purchase rehab mortgage**

•**cash, conventional**

acceptable terms may vary in part to fit buyer's
interest & credit rating

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more info and photos on the web at

bluehorserange.com

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