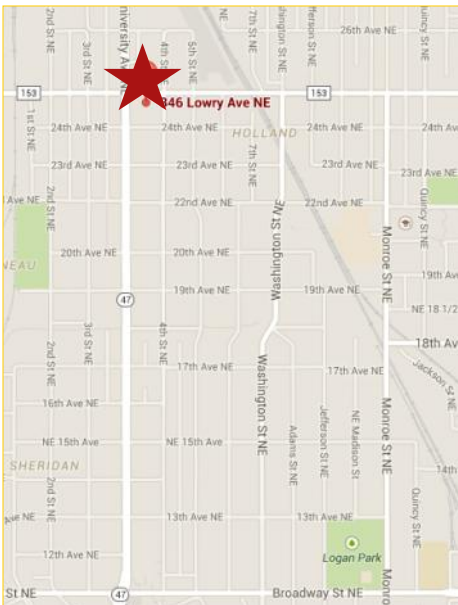


# Great Northeast Minneapolis Deal with Craftsman Details



**346 Lowry St NE  
Minneapolis, MN**



## Priced Right for a Great Starter Home!

- 3 Bedrooms, 2 full bathrooms
- Bright kitchen with gas stove and bottom-freezer refrigerator
- Formal dining room
- Open living space, nice sight lines
- Loft level master suite with high ceilings and full bath
- Clean basement with washer and dryer
- Hardwood floors and natural woodwork
- Large windows and lots of light
- Charming details throughout
- New roof and great mechanicals
- Large yard—double lot!

Walk to great Northeast attractions like Staney's, Mojo Coffee, Carma Coffee, JAX Cafe, Betty Danger's Country Club and so much more!

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**Kurt Nowacki** Realtor®  
**612.227.6163**  
**kurt@rocksolidcos.com**



# 3 Bedroom/2 Full Bath Northeast Home for SALE

**346 Lowry St NE  
Minneapolis, MN**

## Home Details

### Main Level

Living Room	11 x 12
Dining Room	11 x 11
Kitchen	11 x 11
Bedroom 1	11 x 9
Bedroom 2	11 x 8
Bathroom 1	Full
Porch 1	17.10x5
Porch 2	11x5

### Upper Level

Bedroom 3	18x35
Bathroom 2	3/4

### Lower Level

Unfinished	30x30
Storage Room	9x5

<b>Listing Price:</b>	\$172,777	
<b>Location:</b>	346 Lowry St NE Minneapolis MN 55418	
<b>PID Number:</b>	1102924310046	
<b>2014 Total Tax:</b>	\$2,214	
<b>Legal Desc:</b>	BLOCK 009 LENNON & NEWELLS ADDN TO ST ANTHONY LOT 7 AND E 10 5/10 FT OF LOT 8	
<b>Zoning:</b>	Residential-Single	
<b>Topography:</b>	Flat, grassy	
<b>Utilities:</b>	Water	City water, connected
	Sewer	City sewer, connected
	Fuel	Natural gas
	Heat	Boiler
	Air Conditioning	Central
<b>Number of Bldgs:</b>	1	
<b>Number of Floors:</b>	2 plus basement	
<b>Total Finished SF:</b>	1,220	
<b>Acres:</b>	.2	
<b>Building Type:</b>	Stucco, pitched roof, asphalt shingles (age 8 yrs or less)	
<b>Year Built:</b>	1928	
<b>Neighboring:</b>	Single family residential, local retail	
<b>General:</b>	Walk to Stanleys, Carma Coffee, Mojo coffee and more. HDWD floors, Roof & Mechanicals in excellent condition. Note the HUGE fenced in yard. High ceilings in upper level, nice clean basement, stucco exterior. Great opportunity!	

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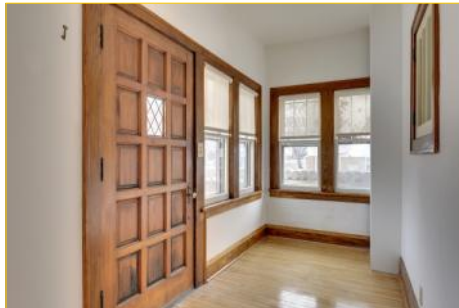
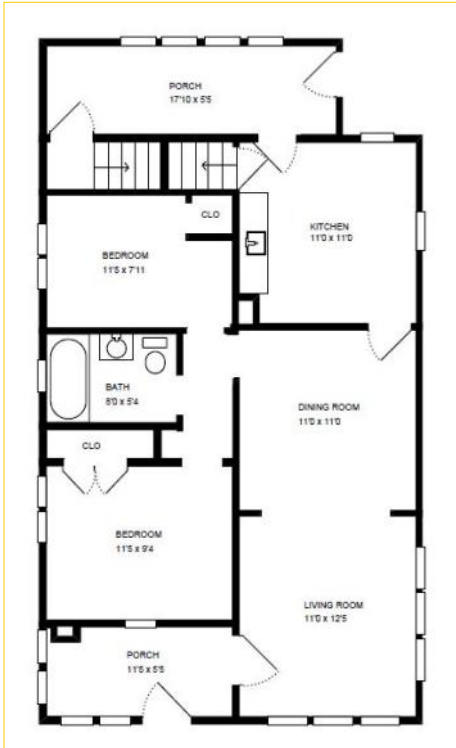
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# Hardwood Floors, Natural Woodwork & Craftsman Details

346 Lowry St NE  
Minneapolis, MN

## Ground Level



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# Loft Level Master Suite | Huge Yard (Double Lot!)

**346 Lowry St NE  
Minneapolis, MN**

## Loft Level Master Suite



## Basement and Outdoor Living Spaces



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# Northeast Minneapolis—a Small Town Next to Downtown!

**346 Lowry St NE  
Minneapolis, MN**

## Northeast Demographics

### Community-at-a-Glance

County Seat: **Hennepin**

#### 3 Mile Radius

Population:

**116,700**

Median Age:

**32.6**

Average Family Size:

**2.94**

Median Home Value:

**\$144,526**

Median Household Income:

**\$52,005**

Commute Time (minutes):

**19.9**

*\*2010 US Census Data & Esri Forecasts*

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.

*Last Updated: Monday, June 01, 2015*

General Characteristics	1 Mile	3 Mile	5 Mile
Total population	13,573	116,700	369,132
<i>Male</i>	6,598	58,479	184,675
<i>Female</i>	6,975	58,221	184,457
Median age (years)	40.8	32.6	32.5
<i>Under 5 years</i>	959	6,442	23,880
<i>18 years and over</i>	11,015	97,963	296,495
<i>65 years and over</i>	1,613	12,286	37,845
Average household size	2.23	2.20	2.24
Average family size	2.93	2.94	3.10
Total housing units	6,451	54,664	168,300
Social Characteristics	1 Mile	3 Mile	5 Mile
Pop. 25+ by Educational Attainment	9,982	72,588	241,403
<i>HS graduate</i>	22.8	22.6	23.1
<i>Associate degree</i>	8.0	7.3	7.1
<i>Bachelor's degree</i>	26.1	24.3	23.2
Family Households	3,105	21,762	70,927
Economic characteristics	1 Mile	3 Mile	5 Mile
16+ In labor force	92.4%	91.5%	89.9%
Average travel time to work (minutes)	21.4	19.9	21.0
Median household income (dollars)	61,493	52,005	50,574
Average household Income (dollars)	68,929	63,797	63,708
Per capita income (dollars)	32,272	28,937	27,334
Housing Characteristics	1 Mile	3 Mile	5 Mile
Owner-occupied homes	4,160	25,064	154,246
<i>Median value (dollars)</i>	145,216	144,526	142,431
Renter-occupied homes	1,887	24,394	80,290

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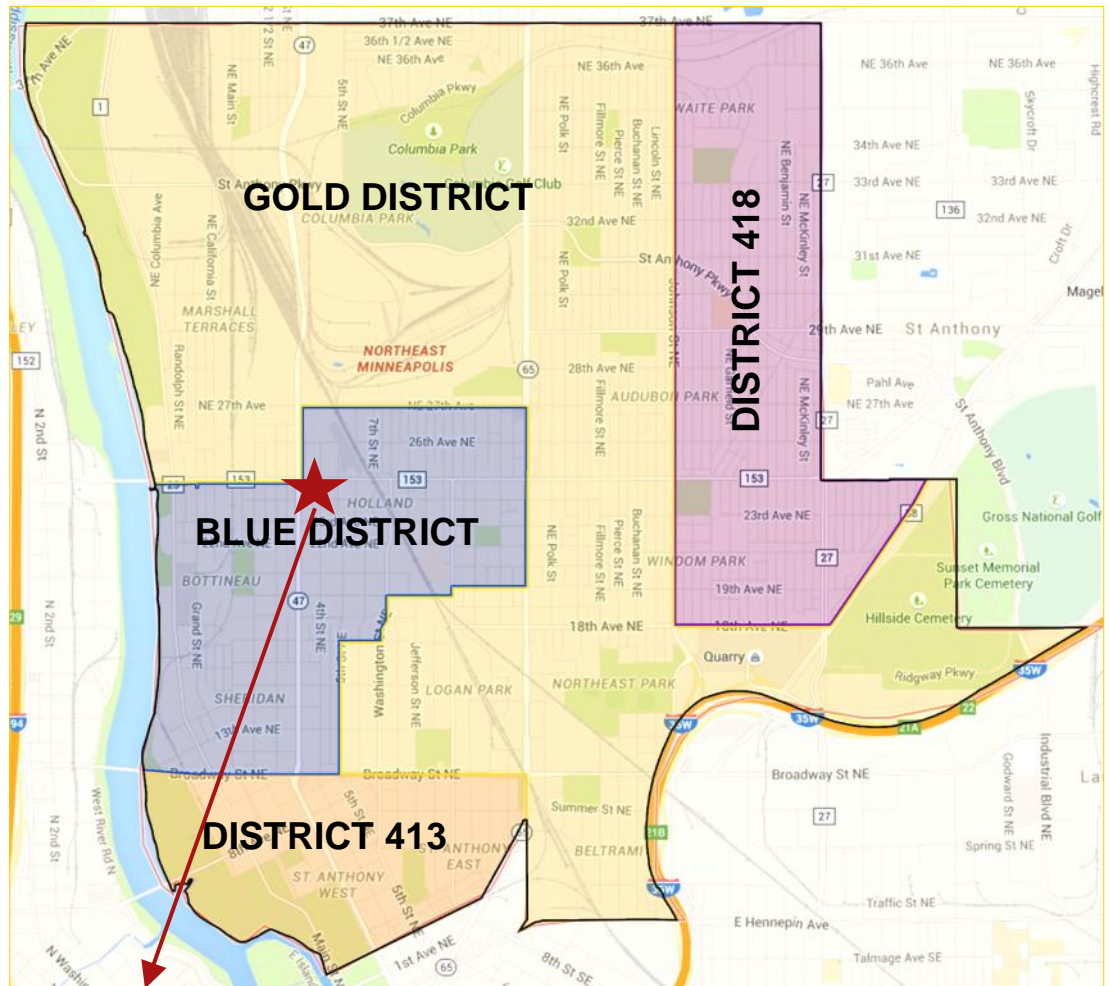


# Northeast Minneapolis Special Financing Program

Nobody offers a better program than the one I've put together in this **Exclusive Northeast Minneapolis Special Financing Program!**

PLUS!! When you work with me, I guarantee I'll negotiate a deal where the Seller will pay 100% of your closing costs! This is my Unique Service Guarantee, "If I can't get the Seller to pay 100% of your closing costs, I will give you \$1,000 out of my pocket at closing!"

When the house appraises, it must appraise for the purchase price + the built-in closing costs. This means you'll buy a house with an appraised value above your NET purchase price – Guaranteed!



## GOLD DISTRICT

Learn how you can **Buy a Home in Northeast Minneapolis with less than \$5,000** out of your pocket.  
(<http://5000orless.org>)

## BLUE DISTRICT

Learn how you can **Buy a Home in Northeast Minneapolis with less than \$3,000** out of your pocket.  
(<http://3000orless.com>)

## DISTRICT 413

Learn how you can **Buy a Home in Northeast with an appraised value with an appraised value thousands of \$'s above your net purchase price.**  
(<http://District413.com>)

## DISTRICT 418

Learn how you can **Buy a Home and Get \$7500 FREE Money - Closing Costs Paid by Seller - Home Warranty**  
(<http://District418.com>)

Every dollar you save on your mortgage is a dollar you can put into principal reduction, improvements or maintenance.

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