

Special features of 2239 Fulham St. Roseville, MN 55113

Features of this house and property

Yard & Property

- Underground automated sprinkler system
- Terraced backyard garden and driveway wall
- Custom cement edging around house circling garden
- Perennial gardens are north and south yard borders
- Evergreens for west border
- Walking and biking path within one block on County Road B

Exterior House Features

- HardiBoard front siding
- Steel siding for other three sides of house
- New Roof and vents and back porch screens in 2015
- Large front porch with white columns and turned spokes and rail
- Textured aggregate cement porch and side porch floor
- Screened back porch with ceiling fan and speakers and attached deck with new Azek no-care flooring and railings
- Natural gas grill on back deck
- Poured cement basement, external insulation
- Drainage tiling around basement with sump pump
- Anderson windows throughout with Pella storm door in front
- Concrete extra-wide cement driveway faces east for easy clearing in winter

Ground (1st) Floor

- 9 foot “knock down” ceiling height
- Oak window blinds throughout house
- Fiberglass front door with sidelights stained to match woodwork
- Steel door access to garage
- Large carpeted dining room with red oak crown molding, sound system speakers
- Double door front guest closet
- ¾ bath on main floor with pedestal sink
- Sliding glass door on shower
- Tile floor and custom oak storage cabinet
- Large double front closet has room for guests/ coats and storage

Study/optional bedroom

- Large closet with shelves that could become walk-in closet

- Built in-oak shelves in office and red oak crown molding
- Double pocket doors into study to close off as needed
- Built on ceiling speakers, recessed lighting
- In-floor flush electric outlet
- Direct access to screened side porch

Dining room

- Arched entry
- Oak crown molding, chandelier with dim lighting control
- Oak wooden blinds
- In-ceiling surround sound speakers

Kitchen

- Large kitchen with Central Island with drawers, cabinets and electrical outlets
- Silestone island and countertops with tile backsplash
- 2 wooden cutting boards
- Rapid hot water in kitchen and throughout house
- Customized lighting options throughout
- Dacor gas stove and electric conventional and convection oven
- In-ceiling surround sound speakers
- Asko dishwasher
- Custom oak cabinets and flooring
- Build in oak desk and file drawer
- Over-stove microwave vented to outside
- Deep and wide porcelain sink

Great Room

- Carpeted great room open to kitchen
- In-ceiling surround sound speakers and ceiling fan
- Large custom built-in entertainment center with matching oak bookshelves
- One in-floor flush electric outlet
- Multiple large windows
- Gas fireplace qualified as furnace has external air supply
- Decorative tile floor before and surrounding fireplace with oak mantel
- Large screened porch with access to back deck via Anderson sliding door

Back entry

- Mudroom, boot seat and storage
- Tile floor
- Oak trim walk-in pantry and oak coat hook rail
- Large walk-in closet

- Arched doorway to kitchen
- Steel door to garage
- DST burglar alarm control for motion sensors throughout first floor

Laundry room

- Extra width for ironing
- Oak pocket door and bar for retractable hanging hooks
- Built-in laundry sink, full -width folding counter
- Oak cabinets above and below sink and washer/dryer
- Tile floor
- Casement window for natural lighting

Second floor (3 large bedrooms each with large walk-in closets!)

- 4 ft. wide split staircase with footlights, suitable for chair lift if needed

Second floor hallway features:

- Large oak linen storage cabinets with shelves
- Large walk-in cedar closet with shelves
- Oak built-in shelves near master bedroom
- Ceiling fans and ceiling speakers in each bedroom
- Large walk-in cedar closet

Guest bathroom

- Shower/tub with shower curtain
- Supplemental 220-volt extra wall heater
- Corian countertop and sink and wide vanity with storage beneath
- Window with wooden blinds
- 2 double towel racks

Front guest bedroom

- Extra large walk-in closet
- Ceiling fan and light
- Large casement windows with wooden blinds

Back guest bedroom

- Large walk-in closet
- Large casement windows with wooden blinds
- Ceiling fan and light

Master bedroom

- Extra wide, 3 ft. wide door to enter (potential wheelchair access)

- Raised tray ceiling
- Ceiling fan and recessed lights
- In-ceiling surround sound speakers
- Large his and hers separate walk-in closets each with pocket doors
- Anderson casement windows facing east
- North side 2 highly placed smaller windows for cross ventilation
- Zoned thermostat and alarm controls
- Outlets below front windows (both floors) with special on-off switch in bedroom and first floor guest closet to manage inside and outside holiday lights

Master bath

- Large master bathroom accessed via pocket door with double sinks and mirrors
- Heated ceramic tile floor in bathroom
- Steam shower integrated into large double shower with glass door
- Corian bench seat and dual soap shelves
- Large tub with massage jets
- Rope lights under vanity
- Double Corian sinks and oak vanity with double mirrors
- Oak medicine cabinet between sinks
- Ceramic tiled walls to rub rail height
- Oak storage cabinet above toilet
- Full height oak storage cabinet at entry to walk-in closet

Basement

- Externally insulated walls and below cement floor
- 2 egress windows
- Large carpeted great room wired for cable
- 5th bedroom with walk-in closet and large egress window
- ¾ bathroom with tile floor and shower with curtain
- Storage beneath vanity and in oak cabinet above toilet
- Large storage closet beneath stairway
- 9 ft. ceiling height over most of great room
- Carpeted throughout except bathroom and furnace room
- Large furnace room plumbed for water softener (not needed)
- Intake air exchange
- Bryant furnace with new fan motor in 2017 and electronic air filters cleanable in dishwasher
- April Aire humidifier on furnace
- Easy to reach water manifold to control all external water sources
- Sump pump with separate wiring
- Natural gas water heater (50 gallon)
- Continuous low volume pump for instant hot water

Large 3-car garage (991 sq. ft.)

- Heated with large suspended gas ceiling furnace controlled by thermostat
- Large laundry sink plus outdoor faucet on inside wall
- Electrical outlets positioned every 8 feet
- 2 west windows for natural lighting positioned high to maintain security
- 2 floor drains
- 16 ft. side -wall shelves x 2 and one pegboard over workbench
- Long countertops (one 10 ft. and one 6 ft.) with underneath cabinets
- Large storage area above garage ceiling with pull down ladder access
- Added florescent lighting