

To all prospective buyers of 2239 Fulham Street, Roseville, MN

Thank you for your interest in this wonderful home! The owners are retiring and downsizing, and with very mixed feelings are selling the home they had an architect design just for them. They know that at this point in their lives, they simply don't need this much space, but they are sad to leave the home they designed with the idea in mind that this would be the last home they ever owned.

Virtually no expense was spared in the design and construction of the home. The sellers have owned several homes before this one, and put virtually EVERYTHING they knew that they (or anyone else!) could possibly want into this home.

This architect designed 4+ bedroom executive, pet free home was designed and built by the current owners in 2003. The 2x6 walls and other features of this well insulated home and energy efficient lighting and water conservation contributed to this home to be certified as energy efficient by Xcel Energy in 2015. The current owner is a Master Gardener and has spent 14 years creating beautiful front, side and back gardens with the backyard terraced and shaped for easy maintenance with underground automated watering throughout. The .4 acre lot is surrounded by mature trees, perennial floral gardens on all sides with terraced landscaping in the back yard. A customized underground watering system keeps grass and gardens green with minimal wasted water. In addition, rainwater from the roof drains into a rain barrel located at the rear corner of the garage. The driveway faces east and south offering sunlight to assist in snow removal.

The location affords easy access to downtown Minneapolis and St Paul. The University of Minnesota St. Paul Campus is one mile away and the Minneapolis Campus and Academic Health Center is an easy 12 minute commute.

Features within this executive home have created a comfortable environment suitable not only for active families but also for those who are aging. The two-stage stairway to the bedrooms upstairs and down is extra wide with capacity for a chair lift along the wall.

The main floor was created to make entertainment easy but also simple for a family or a couple on their own. There is separate formal dining room and a private office (which can also be used as a main floor bedroom!) but the rest of the main floor features an open floor plan which is PERFECT for entertaining. The main floor laundry room has natural light and window access for fresh air in summer plus enough width to manage routine tasks like ironing or washing large items in the laundry tub. Multiple options for hanging clothes on retractable hooks and an over-sink hanging bar make everything convenient. There are two screened-in porches, one with an AZEK deck and railings (the west porch) and one with aggregate flooring (the north facing screened-in porch) as well as aggregate flooring on the front porch, too!

The extra-large and deep heated garage opens to the mud room with a built-in bench seat, attractive wall hooks for multiple jackets and a large walk-in back closet next to the walk-in pantry. The tile floor at the entry makes snow and outdoor messes easy to clean up.

The upstairs master bedroom entry door is extra wide (3 ft.) to accommodate a wheelchair. The master bath has heated flooring and a steam shower when desired in the comfortable double shower. The Whirlpool bathtub and extra bathroom storage cabinets offer convenience and two large walk-in closets in the master bedroom and the custom additional walk-in cedar closet just outside the master bedroom together provide a huge capacity for all season storage options.

The other two bedrooms upstairs are both VERY large and both have ceiling fans and walk -in closets.

The basement has 9 foot ceilings for the majority of the large carpeted open room and two large egress windows showing small terraced natural gardens. The ¾ bath has tile flooring, storage, and a shower. The 4th bedroom has a walk-in closet and another egress window.

A couple of notes about things we thought you should know...

- New furnace fan motors and humidifier exhaust motor were replaced in 2017.
- New ice-maker installed in 2017.
- Low maintenance windows, Hardie-Board and steel siding and a new roof (August 2015) help reduce exterior chores for the owner.
- There is one 3 inch scratch on the outside of the large family room window.

Again, thank you for your interest! We hope you love the house as much as its only owners have loved it for the past 14 years.