

Falcon Heights

2132 Folwell Avenue

First time offered for sale! This contemporary home was designed by Cecil Griffith and built for Marcel and Sheila Richter in 1967.

University Grove



This home will be marketed exclusively to University employees for the first 90 days

Spacious contemporary with four bedrooms, 3 baths and over 2000 square feet. The home has been lovingly maintained and has most of the original fixtures and finishes. On the main level you will find a spacious living room/dining room with a beautiful full wall fireplace, original kitchen with a pass through to the dining room, a main floor family room and a half bath (easily converted to a three quarter bath) There is an open "period" staircase leading to the second floor which boasts four bedrooms (one lacks a closet), master suite, wonderful storage and access from all bedrooms to two private upper level decks. The lower level is clean and dry with high ceilings, offering future expansion possibilities. The mechanicals of the home have all been updated with a rare two car attached garage! The home gets wonderful exposure and abuts the abandoned "Ford" alley—a great path to learn to ride a bike! The home is beautifully designed for family living and is ready for the next generation and their personal touches.

List Price: \$439,900
Property Taxes: \$4936
Finished Square Feet: 2126
Lot Size: 62x141x70x150



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