

**UNIVERSITY GROVE 2216 FOLWELL AVENUE FALCON HEIGHTS**



***Designed by McClure & Kerr***

***4 Bedrooms, 2 baths***

***\$575,000***

***This wonderful home has a spacious, open floor plan, located in the delightful Grove neighborhood. Walk or bike to St. Paul campus. Multi levels, and updated throughout. New kitchen with granite countertops, and hardwood floors that continue to an open living room with gas fireplace. In living room glass doors lead out to three season porch with fabulous view of yard! There mis also a gas stove to keep you warm on those cool evenings.***

***Luxurious vaulted master suite is 18 x 32 with private bath. 3 bedrooms on one level with full bath.***

***Front yard has rock retaining walls, landscaped with perennials, plum trees, azaleas, and cherry tree. New storage shed/childrens playhouse in backyard.***

***Forsale by owner, contact Mary O'Gorman for more information, email [ogorm014@umn.edu](mailto:ogorm014@umn.edu)***