

Northern Communities Land Trust Upcoming Homes **Winter 2011-Spring 2012**

These homes will be renovated by Common Ground Construction, the Land Trust's construction company. The goals are to update the major systems of the home, to improve energy efficiency, to increase indoor comfort, health and safety, to use products that are durable and sustainable, to have a home that is affordable to purchase and to maintain, and to be an asset to the neighborhood. Homes are sold 20-30% below market value to income eligible households.

West Duluth

4836 W. 6th Street: Anticipated Market Value: \$125,000. **Anticipated Price: \$95,000.** 3 bedroom, 1 bath, off street parking, larger corner lot. Planned renovations include new bathroom, new kitchen, new windows, new porches, new flooring in kitchen & bath, new high efficiency gas furnace. Projected completion date: November 2011

429 N. 77th Ave. W.: Anticipated Market Value: \$125,000. **Anticipated Price: \$95,000.** 3 bedroom, 1.5 bath, 1 car garage on a wonderful lot in Norton Park. Main floor bedroom and bath. Planned renovations include a new roof, new windows, new gutters and new garage roof. Projected completion date: January 2012

6113 Greene Street: Anticipated Market Value: \$125,000. **Anticipated Price: \$95,000.** 2 bedroom, 1 bathroom, 2 car detached garage on double lot. Planned renovations include new roof & gutters, new front porch, new windows, new doors, new kitchen (including all appliances), new bathroom, new high-efficiency gas forced air furnace & water heater. Refinished hardwood floors in living room, dining room & bedrooms. Projected completion date: November 2011

817 N. 56th Ave. W.: Anticipated Market Value: \$150,000. **Anticipated Price: \$109,000.** Brand New Construction, 2 story, 3 bedroom, 2 bathroom home with 1 stall detached garage. This energy efficient home on slab (no basement) will feature a bedroom and bath on main floor. Projected completion date: Spring 2012

Lakeside

1122 N. 47th Ave. E: Anticipated Market Value: \$130,000. **Anticipated Price: \$99,000.** 2 bedroom, 1.5 bathroom, 1.5 stall garage and a creek flowing through the back yard. Planned renovations include new windows and exterior doors, new kitchen (including all appliances), new bathroom, new furnace, new plumbing, electrical up-dates, interior painting and refinished hardwood floors. Projected completion date: November 2011

East Hillside

506 N 13th Ave E.: Anticipated Market Value: \$95,000. **Anticipated Price: \$74,000.** 2 bedroom, 1 bathroom, 1 car garage. Planned renovations include new: roof, siding, soffit, fascia, and refinished hardwood floors. New garage roof. Projected completion date: December 2011

Proctor

133 4th Street: Anticipated Market Value: \$135,000. **Anticipated Price: \$104,000.** 3 bedroom, 1 bath, 2 stall detached garage on a double lot. Main floor bedroom. Planned renovations include: new roof, re-stained wood siding, new windows, new hot water heater, new energy efficient gas furnace, new kitchen, new bathroom. Projected completion date: November 2011

110 6th Street: Anticipated Market Value: \$125,000. **Anticipated Price: \$95,000.** 3 bedroom, 1 bathroom. Off-street parking. Bedroom and bath on main floor. Planned renovations include: new kitchen with energy star appliances, new water heater, up-dated electrical, new energy efficient gas furnace, new gutters, interior painting. Projected completion date: November 2011

408 Midway Avenue: Anticipated Market Value: \$115,000. **Anticipated Price: \$89,000.** 2 bedroom, 1 bathroom rambler on a fabulous lot with a park across the street. This property also features a 1.5 stall garage. Planned renovations include: new roof & gutters, new water heater, new front steps, replacement of back decking, two new windows. All new road, gutters and sidewalks have just been installed in the front of the home. Assessments for the work have been paid in full. Project completion date: December 2011

For more information, visit: www.LandTrustDuluth.org Or Call: (218) 727-5372