

Renovated Homes through Northern Communities Land Trust Spring 2010

These homes will be renovated by Common Ground Construction, Northern Communities Land Trust's construction company. Common Ground is a statewide leader in affordable "green" construction and renovation. The goals of the Land Trust's renovation program 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.

West Duluth

206 S. 67th Ave. W: Market Value \$125,000 **Anticipated Price: Under \$100,000.** 2 story, 3 bedroom, 2 bath, OSP. Planned renovations to this 1150 sq. ft. home include: roof, siding, windows, doors, kitchen, baths, insulation, high-efficiency gas forced air furnace, power vented water heater, HRV system, plumbing, electrical, flooring. Estimated cost of rehab is \$96,000. Completion date: April. Date on market: March.

216 S. 61st Ave. W: Market Value \$140,000 **Anticipated Price: Under \$110,000.** 2 story, 4 bedroom, 2 bath, 2 car detached garage. Planned renovations to this 1300 sq. ft. home include: roof, siding, windows, doors, kitchen, baths, insulation, high-efficiency gas forced air furnace, power vented water heater, HRV system, plumbing, electrical, flooring. Estimated cost of rehab is \$117,000. Completion date: April. Date on market: March.

324 N. 63rd Ave. W: Market Value \$ 125,000 **Anticipated Price: Under \$110,000.** 2 story, 4 bedroom, 1.5 bath, 1 car attached garage. Planned renovations to this 1496 sq. ft. home include: **SOLAR**, roof, siding, gutters, windows, doors, kitchen, baths, high-efficiency gas forced air furnace, power vented water heater, HRV system, plumbing, electrical, flooring. Estimated cost of rehab is \$115,000. Completion date: May. Date on market: April.

327 N. 58th Ave W: Market Value \$158,000 **Anticipated Price: Under \$100,000.** 2 story, 3 bedroom, 1.5 bath, 1 car detached garage. This is a new construction home that was built in 2004. 1200 finished square feet plus full basement. Completion date: April. Date on market: March.

East Hillside

526 N. 11th Ave. E: Market Value \$100,000 **Anticipated Price: Under \$80,000.** 2 story, 3 bedroom, 1 bath. Planned renovations to this 1160 sq. ft. home include: roof, doors, kitchen, bath, high-efficiency gas forced air furnace, power vented water heater, plumbing, flooring and electrical up-grades. Estimated cost of rehab is \$100,000 Completion date: April. Date on market: March.

Proctor

113 2nd Street: Market Value \$150,000 **Anticipated Price: Under \$120,000.** 2 story, 4 bedroom, 1 bath, 1 car detached garage. Planned renovations to this 1412 sq. ft. home include: Siding, roof, gutters, kitchen, bath, and flooring. Home also features updated plumbing & electrical throughout, new power vented water heater and high efficiency forced air furnace. Estimated rehab cost \$92,000. Completion date: April. Date on market: March *For this home only, the \$8000 first time homebuyer tax credit can be applied towards down payment or closing costs. Call for details.*



For more information about our affordable homeownership opportunities, go to:
www.LandTrustDuluth.org

Or Call: Office (218) 727-5372