



Status: **Active**
List Price: **\$300,000**

Map Page: **120** Map Coord: **A4**
Directions: **CROSTOWN #62 TO FRANCE AVE SOUTH 1.37 BLOCKS**

MLS Area: **385 - Edina**
Style: **(CC) High Rise (4+ Levels)**
Const Status: **Previously Owned**
Foundation Size: **1,509**
Above Ground Finished SqFt: **1,509**
Below Ground Finished SqFt: **0**
Total Finished SqFt: **1,509**

Year Built: **1975**
Bedrooms: **2**
Total Baths: **2**
Garage: **1**
Acres: **0.00**
Lot Size: **CONDO**
Fire #:

TAX INFORMATION

Property ID: **H3002824140087**
Tax Year: **2007**
Tax Amt: **\$2,178**
Assess Bal: **\$0**
Tax w/assess: **\$2,178**
Assess Pend: **Unknown**
Homestead: **Yes**

General Property Information

Legal Description: **CONDO NO 0079 POINT OF FRANCE CONDO APT NO 801**
County: **Hennepin**
School District: **280 - Richfield, 612-798-6000**
Complex/Dev/Sub: **Point Of France** Common Wall: **Yes**
Restrictions/Covts: **Pets Not Allowed**
Lot Description: **Tree Coverage - Medium**
Association Fee: **645.00** Association Fee Frequency: **Monthly**
Assoc Fee Includes: **Air Conditioning, Building Exterior, Hazard Insurance, Heating, Outside Maintenance, Professional Management, Sanitation, Security Staff, Security System, Shared Amenities, Snow/Lawn Care, Water/Sewer**
Road Frontage: **City**
Zoning: **Residential-Multi-Family** Accessibility: **Other, Ramp**
Lake/Waterfront: **Pond** Lake Name: **Pond**

Remarks

Agent Remarks: **Very clean 2 BR/2 BA W LOTS OF WINDOWS! NW Views of Downtown. Remodeling removed wall between Kitchen & Living/Dining for Great open feel. Laundry in unit. PLEASE ALLOW 1 HR TO VIEW ALL OF THE MANY AMENITIES. 24 HR SECURITY, 4 GUEST SUITE, Much More.**
Public Remarks: **Point of France is Edina's Premier Address & Location. Fabulous Sweeping views! Remodeled Open Floor Plan w/Granite counters in Kitchen & Bath Pool,exercise,tennis, workshop,craft, library, party rooms & more. Your door just steps from elevator.**

Structure Information

Room	Level	Dimen	Other Rooms	Level	Dimen	Heat:
Living Rm	Main	21X12	Laundry	Main	4x4	Hot Water
Dining Rm	Main	11X12	Foyer	Main	8X6	Fuel: Natural Gas
Family Rm			Deck	Main	6X6	Air Cnd: Central
Kitchen	Main	13X10				Water: City Water - Connected
Bedroom 1	Main	16X13				Sewer: City Sewer - Connected
Bedroom 2	Main	14X11				Garage Stalls: 1
Bedroom 3						Garage Stall #: 171
Bedroom 4						Other Parking:
			Bathrooms:	Total: 2	Full: 1	Pool:
				3/4: 1	1/2: 0	
					1/4: 0	

Bath Description: **3/4 Master, Main Floor Full Bath**
Dining Room Desc: **Eat In Kitchen, Living/Dining Room**
Fireplaces: **0** Fireplace Characteristics:
Appliances: **Cooktop, Dishwasher, Disposal, Dryer, Range, Refrigerator, Washer**
Basement: **None**
Exterior: **Stucco**
Roof: **Flat**
Amenities-Shared: **24 Hour Guard, Car Wash, Concrete Floors & Walls, Deck, Elevator(s), Fire Sprinkler System, Hot Tub, Lawn Sprinkler, Other, Sauna, Security Building, Tennis Courts**
Amenities-Unit: **Balcony, Kitchen Window, Local Area Network, Washer/Dryer Hookup**
Parking Char: **Driveway - Concrete, Garage Door Opener, Heated Garage, Insulated Garage, Other, Underground Garage**
Shared Rooms: **Amusement/Party Room, Exercise Room, Guest Suite, Other, Play Area, Sun Room**
Special Search: **All Living Facilities on One Level, Main Floor Laundry**