

## Home Features & Updates: 1715 W 31st Street (MLS #7023952)

- Free Classic Queen Anne Victorian architecture with Colonial Revival influence, showcasing preserved millwork, leaded glass windows, arched openings, and original hardwood floors throughout the main level.
- Fully updated kitchen featuring Bosch appliance suite, high-quality cabinetry, and custom-built storage cabinet positioned as an ideal coffee station near the powder room.
- Expansive four-level layout including finished third-story loft with baseboard heat and ductless mini-split A/C; flexible for primary suite, recreation space, or studio use.
- New electrical service upgrades including 200-amp main service and newly upgraded 100-amp service in the detached garage with EV charging capability.
- Main-level living spaces enhanced by high ceilings, spacious room proportions, library-style built-in bookshelves, and exceptional natural light.
- One-of-a-kind second-story full bathroom featuring hexagonal mosaic flooring, a drop-in tub within an arched subway-tiled alcove, and a separate standing shower.
- Finished lower level offers non-conforming fifth bedroom, 3/4 bath, laundry, storage, and a creative studio space with plumbed-in salon sink suitable for art or hobby use.
- Idyllic wraparound front porch with beadboard ceiling plus fully fenced backyard featuring irrigated landscaping, large paver patio, and driveway garden boxes.
- Thoughtful backyard improvements completed by current owners including irrigation line updates, refreshed mulch, and newly planted perennials.
- Radon mitigation system installed for added peace of mind and long-term air quality management.
- Excellent South Minneapolis location approximately 1.5 blocks from Lake Bde Maka Ska and near Lake of the Isles, with close access to kayak and SUP rentals, cafés, Barquette and Lake & Irving restaurants, Magers & Quinn Booksellers, and multiple nearby grocery options.
- Historic service staircase and original architectural details reflect the home's 1900 craftsmanship while blending seamlessly with modern mechanical updates.