

# URBAN CONVENIENCE



Location:

**815 1st Street SW, Rochester**

Four new condominiums with green features—including low-VOC paints and high efficiency furnaces, air conditioners, and water heaters—nestled in the historic Kutzky Park neighborhood in downtown Rochester. One unit is fully handicap accessible.

**\$89,900 or \$119,900**

## **Property Specifications:**

- New four unit condominium
- Finished May 1
- 1,000 square feet of living space
- One bedroom
- Full bathroom
- Den / Office
- Laundry in units
- Spacious closets
- Garage stall for each unit
- Porch on each unit
- Storage space for each unit above garage stalls
- High efficiency furnace and water heater
- High efficiency Central Air

## **Included:**

- Refrigerator
- Stove
- Microwave / Vent Hood
- Dishwasher
- Washer and Dryer

## **Features:**

- Ground floor units **Handicap Accessible**—including accessible bathrooms and showers
- Patios off living areas
- Located walking distance from Mayo Clinic, St. Marys, Methodist, and downtown Rochester
- Stainless steel appliances available
- Wood floors
- Loft-style kitchen/dining/living area
- Buyer chooses wall paint colors
- Association fees: to be determined (not more than \$125/mo)

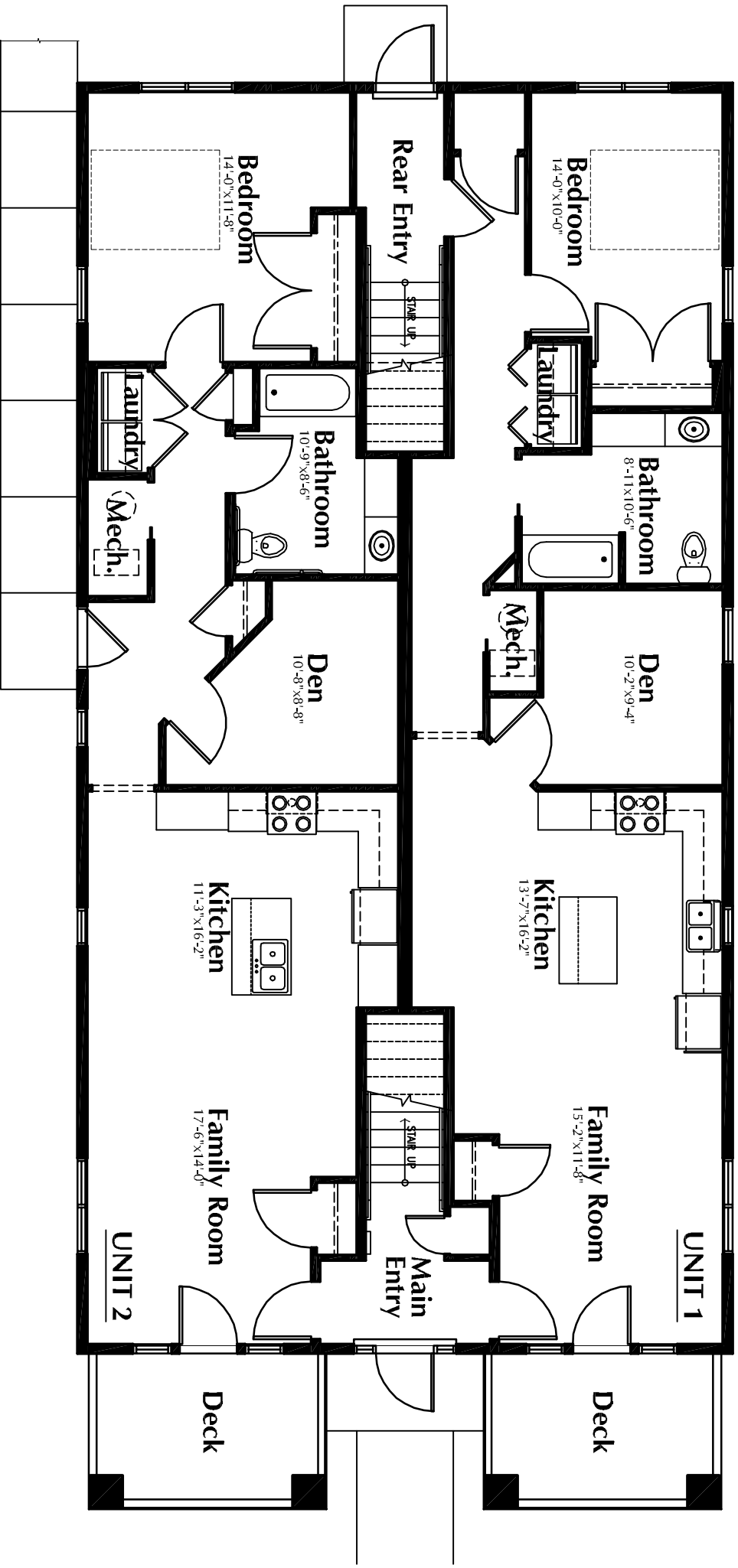
**Two of These Condo Units** are offered through First Homes Community Land Trust (CLT) program. Eligibility and other mortgage assistance information can be found on our website at [www.FirstHomes.org](http://www.FirstHomes.org). For more information contact First Homes at (507) 287-7117 or any First Homes qualified lender listed on our website.



For an exclusive showing, call  
Chris Flood or Shirley Lee at  
(507) 287-7117,  
*Shown by appointment only*

First Homes / 2200 2nd St SW, Suite 300 / Rochester MN 55902-4125

WEIGEL PLACE  
Ground Floor



**WEIGEL PLACE**  
Second Floor

