



Cottage Grove

2419 Roy Circle

4 BD 3 BA 1,862 SF 8,560 SF Lot

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Key Details (Buyer to Verify)

First Floor:

Primary bedroom: 13 x 12
 Bedroom: 11 x 9
 Living Room: 22 x 12
 Dining Room: 11 x 10
 Kitchen: 15 x 10
 Utility
 Bathroom
 Bathroom

Second Floor:

Bedroom: 13 x 12
 Bedroom: 11 x 9
 Bathroom

About

Incredible and rare opportunity to own this beautifully updated NEVER FLOODED home situated on an unimaginable 8,560 SF lot (one of the largest lots in Cottage Grove) just steps from the popular Heights Hike & Bike Trail, MKT, local restaurants, and more! Charming traditional home was completely taken down to the studs and rebuilt in 2009. Inside, find a seamless fusion of character and convenience with 4 bedrooms, 3 bathrooms, spacious utility room, abundant natural light, gourmet kitchen w/double ovens and a large backyard. This home presents a rare opportunity to enjoy urban living in a tranquil outdoor environment. Standouts worth noting are: expansive covered front & back patios, new roof, PEX plumbing, exterior just repainted, new fence, two large storage sheds, double pane windows, new LVP flooring (low maintenance) throughout bedrooms & surround sound system. With the large lot, you have the opportunity to expand onto the back & add a pool, and still maintain a sizable backyard.



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