

# SHADOW *Falls*

*Nestled in a River Bluff Neighborhood.*

## FACT SHEET

The *Shadow Falls Rowhouses* and *Shadow Falls Condominiums* are located near the corner of Marshall Avenue and Otis Avenue in St. Paul, one block east of the Mississippi River and the Marshall Avenue Bridge. The homes are located within a gracious St. Paul neighborhood, Merriam Park.



- Across the street from the historic Town & Country Golf Club; near parks, walking and bike trails
- Convenient access to Hwy 280, I-35W and I-94
- 10 minutes from downtown Minneapolis and St. Paul
- 3.6 miles from Grand Avenue shopping
- Within 5 miles of seven four-year colleges and the University of Minnesota campuses in both Minneapolis and St. Paul
- Minutes from live theatre, dance, musical performances at Northrop Auditorium, The O'Shaughnessy and Guthrie Theatre and other venues
- Near upscale and ethnic restaurants, public libraries and set in a vibrant neighborhood on the border of St. Paul and Minneapolis.
- Within 15 minutes of the MSP airport

### *Shadow Falls Rowhouses*

<b>Address</b>	215 Otis Avenue St. Paul, MN 55104
<b>Number of Homes</b>	12 units in three buildings Two story and single floor plans available
<b>Square Footage per Unit</b>	1700 – 2800 square feet
<b>Bedrooms</b>	Two and three bedrooms plus
<b>Price Range</b>	\$299 – \$725K
<b>Features</b>	Graceful smaller buildings are private, scaled to the residential neighborhood Larger windows, contemporary and traditional floor plans available Beautiful finishes throughout Generous balconies or decks Private Two-car garages
<b>Availability</b>	Immediate Occupancy
<b>Developer/Financing</b>	Wellington Management, Inc.
<b>Sales Agent/Contact</b>	Coldwell Banker Burnet



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