



12 E 4<sup>th</sup> STREET  
DULUTH, MN 55805

218 **727-5372**

## Upcoming Community Land Trust Homes 2024

One Roof renovates homes and builds new homes. New construction homes are built on scattered vacant lots throughout the area. Rehabilitated homes are renovated by Common Ground Construction, One Roof Community Housing's construction company. The goals are to update the major systems of the home, to improve energy efficiency, to increase indoor comfort, health and safety, to have a home that is affordable to purchase and to maintain, and to be an asset to the neighborhood.

Homes are sold 20-25% below market value to income eligible households. Buyer's gross annual income cannot exceed the following (household size in parenthesis): \$50,600 (1); \$57,800 (2); \$65,050 (3); \$72,250 (4); \$78,050 (5); \$83,850 (6) \$89,600 (7) \$95,400 (8).

For more information visit our website at [www.1roofhousing.org](http://www.1roofhousing.org)

### Central Hillside

**311 E 7th St:** New Construction 2 bedroom, 1.5 bath, off street parking, lake view, Market Value: \$260,000 / Anticipated Price \$175,000 / Projected Listing Date: February

### West Duluth

**2315 W 4th street:** 2 bedroom, 1 bath, 1126 sq ft, off street parking. Market Value: \$225,000 / Anticipated Price: \$185,000 / Projected Listing Date: March

**1002 S. 72nd Avenue W.:** 3 bedroom, 1 bath, 1008 sq ft, Detached 2 stall garage. Market Value: \$215,000 / Anticipated Price: \$165,000 / Projected Listing Date: June

**5624 West Place:** 3 bedroom, 2 bath, 2,000 sq ft, detached 1 stall garage. Market Value: \$270,000 / Anticipated Price: \$185,000 / Projected Listing Date: February

**5626 West Place:** 3 bedroom, 2 bath, 1500 sq ft, Detached 1 stall garage. Market Value: \$260,000 / Anticipated Price: \$175,000 / Projected Listing Date: February

**21 S 67<sup>th</sup> Ave W:** New Construction 2 Bedroom, 1 bath, 1-level, 840 sq ft, shed, Market Value \$220,000 / Anticipated Price: \$170,000 / Projected Listing date: March

### Two Harbors

**620 11th Avenue:** 4 bedroom, 2 bath, 1547 sq ft. Detached 2 stall garage. Market Value \$250,000 / Anticipated Price \$150,000. Projected Listing Date: April

**608 10th Avenue:** 2 bedroom, 2 bath, 1640 sq ft. Detached 2 stall garage. Market Value \$250,000 / Anticipated Price \$150,000. Projected Listing Date: March

**907 10th Ave:** New Construction 2 Bedroom, 1 bath, 950 sq ft, Shed, Market Value \$215,000 / Anticipated Price \$172,000 / Projected Listing Date: April

**419 10th Ave:** New Construction 3 Bedroom, 1.5 bath, 1156 sq ft, 2 Car Garage, Market Value \$275,000 / Anticipated Price \$177,000 / Projected Listing Date: May

### Proctor

**125 1st Street:** 3 bedrooms, 2 bath, 1320 sq ft, Detached 1 stall garage. Market Value: \$240,000 / Anticipated Price: \$140,000 / Projected Listing Date: April

### Woodland

**12 W Owatonna Street:** 3 bedrooms, 1 bath, 1091 sq ft, off street parking. Market Value: \$250,000 / Anticipated Price: \$180,000 / Projected Listing Date: April

### Lakeside

**4315 Pitt Street:** 2 bedroom, 1 bathroom, 850 sq ft., off street parking. Market Value: \$250,000 / Anticipated Price: \$190,000 / Projected Listing Date: August

**4707 Gladstone Street:** 2 bedroom, 1 bathroom, 950 sq ft., Detached 2 stall garage. Market Value: \$250,000 / Anticipated Price: \$190,000 / Projected Listing Date: August



We make home a better place.

**1ROOFHOUSING.ORG**