

# UPCOMING NEW CONSTRUCTION COMMUNITY LAND TRUST HOMES | 2026

These homes were designed by Office Hughes Olsen and built by Lagom Modular. They are Energy Star Certified and perform about 80% better than typical new construction homes. Solar panels on each roof will further reduce utility bills.

Homes are sold 20-30% below market value to income eligible households. Buyer's gross annual income cannot exceed the following (household size in parenthesis): \$56,650 (1); \$64,750 (2); \$72,850 (3); \$80,900 (4); \$87,400 (5); \$93,850 (6)

For more information, visit [1roofhousing.org](http://1roofhousing.org) or call 218-727-8604.

## WEST DULUTH

### 630 S 67th Ave W

3-bedroom, 2 bathrooms, 1 car detached garage.

Market Value: \$300,000/ Anticipated Price: \$175,000

Projected Listing Date: 7/15/26

### 6301 Sherburne St

3-bedroom, 1.5 bathrooms, 1 car attached garage.

Market Value: \$250,000/ Anticipated Price: \$175,000

Projected Listing Date: 9/1/26

### 6311 Sherburne St

2-bedroom, 1 bathroom, 1 car detached garage.

Market Value: \$250,000 / Anticipated Price: \$155,000

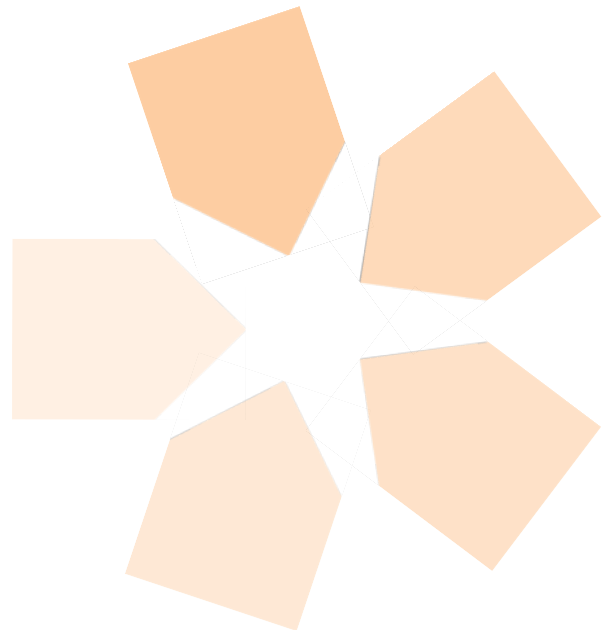
Projected Listing Date: 8/15/26

### 6315 Sherburne St

2-bedroom, 1 bathroom, 1 car detached garage.

Market Value: \$250,000 / Anticipated Price: \$155,000

Projected Listing Date: 8/15/26



## EAST HILLSIDE

### 1432 N 8th Ave E

3 bedrooms, 1.5 bathrooms, 2 car attached garage.

Market Value: \$330,000 / Anticipated Price: \$175,000

Projected Listing Date: 8/1/26

# UPCOMING ACQUISITION-REHAB COMMUNITY LAND TRUST HOMES | 2026

All homes will be renovated by Common Ground Construction, One Roof's construction company. The goals are to update major systems of the home, improve energy efficiency, increase indoor comfort and safety, and create homes that are affordable to purchase and maintain while being assets to the neighborhood. Homes are sold 20-30% below market value to income eligible households.

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## GARY

### 1401 104th Ave W

2 bedroom, 1 bathroom, 1 car detached garage.  
Market Value: \$235,000 / Anticipated Price:  
\$175,000. Projected Listing Date: August

## WEST DULUTH

### 4611 W 5th St

**SOLD**

4 bedroom, 2 bathroom, 1 car detached garage.  
Market Value: \$250,000 / Anticipated Price:  
\$175,000. Projected Listing Date: January

### 417 N 38th Ave W

3 bedroom, 2 bathroom, 2 car detached garage.  
Market Value: \$250,000 / Anticipated Price:  
\$175,000. Projected Listing Date: May

### 3925 Grand Ave

3 bedroom, 1 bathroom, off street parking.  
Market Value: \$200,000 / Anticipated Price:  
\$150,000. Projected Listing Date: April

### 3808 W 5th St

2 bedroom, 2 bathroom, 2 car detached garage.  
Market Value: \$265,000 / Anticipated Price:  
\$170,000. Projected Listing Date: July

### 3816 W 5th St

2 bedroom, 1 bathroom, 2 car detached garage.  
Market Value: \$270,000 / Anticipated Price:  
\$175,000. Projected Listing Date: August

### 828 N 43rd Ave W

2 bedroom, 1 bathroom. 1 car detached garage.  
Market Value: \$200,000 / Anticipated Price:  
\$150,000. Projected Listing Date: September

## PROCTOR

### 506 Midway Ave

3 bedrooms, 1 bathroom, off street parking.  
Market Value: \$230,000 / Anticipated Price:  
\$155,000. Projected Listing Date: April

## DULUTH HEIGHTS / KENWOOD

### 1111 N Robin Ave

2 bedroom, 1 bath, 2 car detached garage.  
Market Value \$255,000 / Anticipated Price  
\$175,000. Projected Listing Date: April

### 110 W Toledo St

3 bedroom, 2 bathroom, 2 car detached garage.  
Market Value: \$285,000 / Anticipated Price:  
\$185,000. Projected Listing Date: May

## LINCOLN PARK

### 3005 Wellington St

4 bedroom, 1 bathroom, off street parking.  
Market Value: \$245,000 / Anticipated Price:  
\$170,000. Projected Listing Date: July

## EAST HILLSIDE

### 826 E 6th St

3 bedrooms, 1 bathroom, off street parking.  
Market Value: \$220,000 / Anticipated Price:  
\$160,000. Projected Listing Date: May

## LAKESIDE / MORELY HEIGHTS

### 5211 Avondale St

**SOLD**

2 bedroom, 1.5 bathrooms, 2 car detached garage.  
Market Value: \$290,000 / Anticipated Price:  
\$185,000. Projected Listing Date: January

### 4919 Oakley St

**SOLD**

2 bedroom, 1 bathroom, off street parking.  
Market Value: \$255,000 / Anticipated Price:  
\$175,000. Projected Listing Date: January

### 521 Sparkman Ave

3 bedrooms, 1 bathroom. Market Value:  
\$280,000 / Anticipated Price: \$180,000.  
Projected Listing Date: June

# UPCOMING NEW CONSTRUCTION COMMUNITY LAND TRUST HOMES | 2026

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## WEST DULUTH

### 630 S 67th Ave W

3-bedroom, 2 bathrooms, 1 car detached garage.

Market Value: \$300,000/ Anticipated Price: \$175,000

Projected Listing Date: 7/15/26

### 6301 Sherburne St

3-bedroom, 1.5 bathrooms, 1 car attached garage.

Market Value: \$250,000/ Anticipated Price: \$175,000

Projected Listing Date: 9/1/26

### 6311 Sherburne St

2-bedroom, 1 bathroom, 1 car detached garage.

Market Value: \$250,000 / Anticipated Price: \$155,000

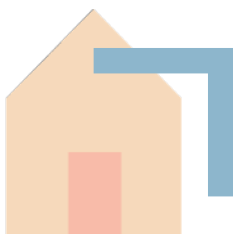
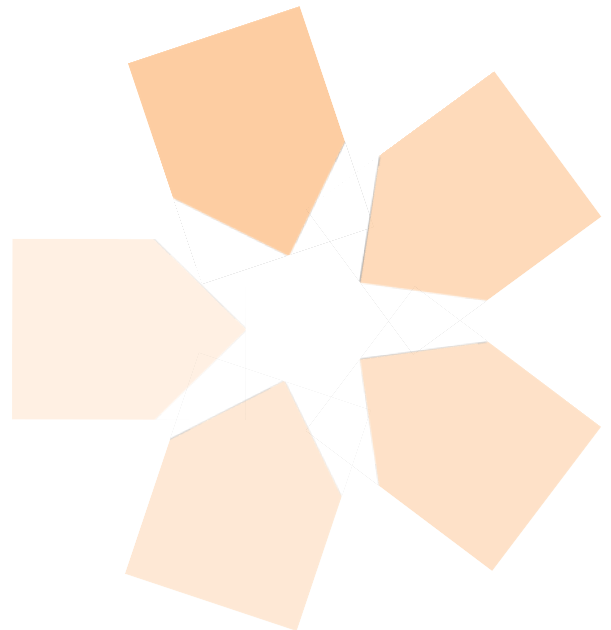
Projected Listing Date: 8/15/26

### 6315 Sherburne St

2-bedroom, 1 bathroom, 1 car detached garage.

Market Value: \$250,000 / Anticipated Price: \$155,000

Projected Listing Date: 8/15/26



## EAST HILLSIDE

### 1432 N 8th Ave E

3 bedrooms, 1.5 bathrooms, 2 car attached garage.

Market Value: \$330,000 / Anticipated Price: \$175,000

Projected Listing Date: 8/1/26

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## WEST DULUTH

### 630 S 67th Ave W

3-bedroom, 2 bathrooms, 1 car detached garage.

Market Value: \$300,000/ Anticipated Price: \$175,000

Projected Listing Date: 4/15/26

### 6301 Sherburne St

3-bedroom, 1.5 bathrooms, 1 car attached garage.

Market Value: \$250,000/ Anticipated Price: \$175,000

Projected Listing Date: 5/31/26

### 6311 Sherburne St

2-bedroom, 1 bathroom, 1 car detached garage.

Market Value: \$250,000 / Anticipated Price: \$155,000

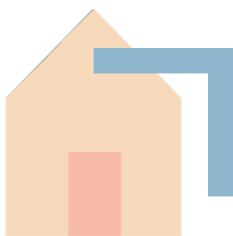
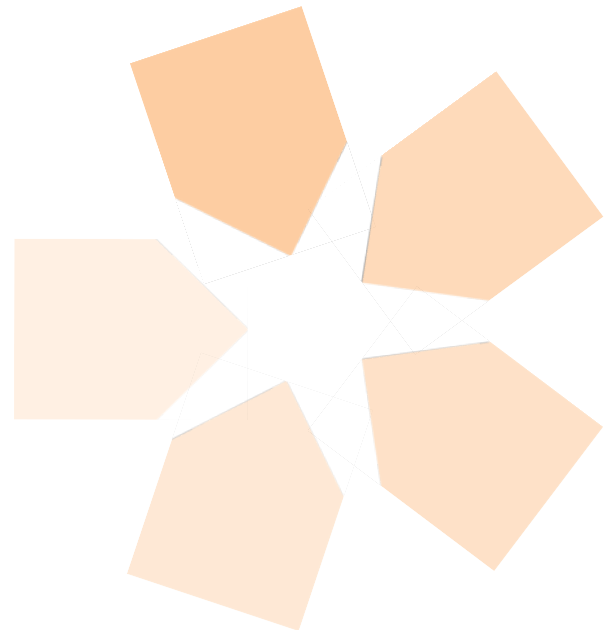
Projected Listing Date: 5/31/26

### 6315 Sherburne St

2-bedroom, 1 bathroom, 1 car detached garage.

Market Value: \$250,000 / Anticipated Price: \$155,000

Projected Listing Date: 5/31/26



## EAST HILLSIDE

### 1432 N 8th Ave E

3 bedrooms, 1.5 bathrooms, 2 car attached garage.

Market Value: \$330,000 / Anticipated Price: \$175,000

Projected Listing Date: 4/15/26

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## WEST DULUTH

### 630 S 67th Ave W

3-bedroom, 2 bathrooms, 1 car detached garage.

Market Value: \$300,000/ Anticipated Price: \$175,000

Projected Listing Date: 6/15/26

### 6301 Sherburne St

3-bedroom, 1.5 bathrooms, 1 car attached garage.

Market Value: \$250,000/ Anticipated Price: \$175,000

Projected Listing Date: 8/15/26

### 6311 Sherburne St

2-bedroom, 1 bathroom, 1 car detached garage.

Market Value: \$250,000 / Anticipated Price: \$155,000

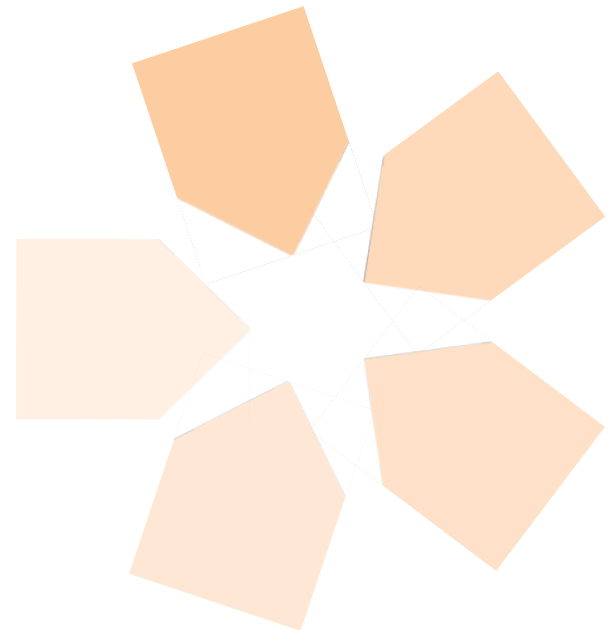
Projected Listing Date: 7/15/26

### 6315 Sherburne St

2-bedroom, 1 bathroom, 1 car detached garage.

Market Value: \$250,000 / Anticipated Price: \$155,000

Projected Listing Date: 7/15/26



## EAST HILLSIDE

### 1432 N 8th Ave E

3 bedrooms, 1.5 bathrooms, 2 car attached garage.

Market Value: \$330,000 / Anticipated Price: \$175,000

Projected Listing Date: 6/15/26

# UPCOMING ACQUISITION-REHAB COMMUNITY LAND TRUST HOMES | 2026

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## GARY

### 1401 104th Ave W

2 bedroom, 1 bathroom, 1 car detached garage.  
Market Value: \$235,000 / Anticipated Price:  
\$175,000. Projected Listing Date: August

## WEST DULUTH

### 4611 W 5th St

4 bedroom, 2 bathroom, 1 car detached garage.  
Market Value: \$250,000 / Anticipated Price:  
\$175,000. Projected Listing Date: January

### 417 N 38th Ave W

3 bedroom, 2 bathroom, 2 car detached garage.  
Market Value: \$250,000 / Anticipated Price:  
\$175,000. Projected Listing Date: April

### 3925 Grand Ave

3 bedroom, 1 bathroom, off street parking.  
Market Value: \$200,000 / Anticipated Price:  
\$150,000. Projected Listing Date: May

### 3808 W 5th St

2 bedroom, 2 bathroom, 2 car detached garage.  
Market Value: \$265,000 / Anticipated Price:  
\$170,000. Projected Listing Date: May

### 3816 W 5th St

2 bedroom, 1 bathroom, 2 car detached garage.  
Market Value: \$270,000 / Anticipated Price:  
\$175,000. Projected Listing Date: July

### 828 N 43rd Ave W

2 bedroom, 1 bathroom. 1 car detached garage.  
Market Value: \$200,000/ Anticipated Price:  
\$150,000. Projected Listing Date: September

## PROCTOR

### 506 Midway Ave

3 bedrooms, 1 bathroom, off street parking.  
Market Value: \$230,000 / Anticipated Price:  
\$155,000. Projected Listing Date: March

## DULUTH HEIGHTS / KENWOOD

### 1111 N Robin Ave

2 bedroom, 1 bath, 2 car detached garage.  
Market Value \$255,000 / Anticipated Price  
\$175,000. Projected Listing Date: March

### 110 W Toledo St

3 bedroom, 2 bathroom, 2 car detached garage.  
Market Value: \$285,000 / Anticipated Price:  
\$185,000. Projected Listing Date: April

## LINCOLN PARK

### 3005 Wellington St

4 bedroom, 1 bathroom, off street parking.  
Market Value: \$245,000 / Anticipated Price:  
\$170,000. Projected Listing Date: July

## EAST HILLSIDE

### 826 E 6th St

3 bedrooms, 1 bathroom, off street parking.  
Market Value: \$220,000 / Anticipated Price:  
\$160,000. Projected Listing Date: May

## LAKESIDE / MORELY HEIGHTS

### 5211 Avondale St

2 bedroom, 1.5 bathrooms, 2 car detached garage.  
Market Value: \$290,000 / Anticipated Price:  
\$185,000. Projected Listing Date: January

### 4919 Oakley St

2 bedroom, 1 bathroom, off street parking.  
Market Value: \$255,000 / Anticipated Price:  
\$175,000. Projected Listing Date: January

### 521 Sparkman Ave

3 bedrooms, 1 bathroom. Market Value:  
\$280,000 / Anticipated Price: \$180,000.  
Projected Listing Date: June

# UPCOMING ACQUISITION-REHAB COMMUNITY LAND TRUST HOMES | 2026

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## GARY

### 1401 104th Ave W

2 bedroom, 1 bathroom, 1 car detached garage.  
Market Value: \$235,000 / Anticipated Price:  
\$175,000. Projected Listing Date: August

## WEST DULUTH

### 4611 W 5th St

**SOLD**

4 bedroom, 2 bathroom, 1 car detached garage.  
Market Value: \$250,000 / Anticipated Price:  
\$175,000. Projected Listing Date: January

### 417 N 38th Ave W

3 bedroom, 2 bathroom, 2 car detached garage.  
Market Value: \$250,000 / Anticipated Price:  
\$175,000. Projected Listing Date: May

### 3925 Grand Ave

3 bedroom, 1 bathroom, off street parking.  
Market Value: \$200,000 / Anticipated Price:  
\$150,000. Projected Listing Date: April

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2 bedroom, 2 bathroom, 2 car detached garage.  
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2 bedroom, 1 bathroom. 1 car detached garage.  
Market Value: \$200,000/ Anticipated Price:  
\$150,000. Projected Listing Date: September

## PROCTOR

### 506 Midway Ave

3 bedrooms, 1 bathroom, off street parking.  
Market Value: \$230,000 / Anticipated Price:  
\$155,000. Projected Listing Date: April

## DULUTH HEIGHTS / KENWOOD

### 1111 N Robin Ave

2 bedroom, 1 bath, 2 car detached garage.  
Market Value \$255,000 / Anticipated Price  
\$175,000. Projected Listing Date: April

### 110 W Toledo St

3 bedroom, 2 bathroom, 2 car detached garage.  
Market Value: \$285,000 / Anticipated Price:  
\$185,000. Projected Listing Date: May

## LINCOLN PARK

### 3005 Wellington St

4 bedroom, 1 bathroom, off street parking.  
Market Value: \$245,000 / Anticipated Price:  
\$170,000. Projected Listing Date: July

## EAST HILLSIDE

### 826 E 6th St

3 bedrooms, 1 bathroom, off street parking.  
Market Value: \$220,000 / Anticipated Price:  
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## LAKESIDE / MORELY HEIGHTS

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**SOLD**

2 bedroom, 1.5 bathrooms, 2 car detached garage.  
Market Value: \$290,000 / Anticipated Price:  
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### 4919 Oakley St

**SOLD**

2 bedroom, 1 bathroom, off street parking.  
Market Value: \$255,000 / Anticipated Price:  
\$175,000. Projected Listing Date: January

### 521 Sparkman Ave

3 bedrooms, 1 bathroom. Market Value:  
\$280,000 / Anticipated Price: \$180,000.  
Projected Listing Date: June