Heritage Park Case Study Documents

This is one in a 4-part series of case study documents from the Heritage Park redevelopment. These documents are intended to provide detailed information on the Heritage Park project and serve as model documents for practitioners. The documents are not intended for reproduction or use in their current form.

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Heritage Park Case Study Documents

PART IV. Site Plans and Floor Plans/Home Descriptions

Site Plans

→ Heritage Park Redevelopment Site Plan

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PART IV. Site Plans and Floor Plans/Home Descriptions

Site Plans

→ SumnerField at Heritage Park Phase I Lot Plan

Reprinted with permission of Heritage Housing LLC.

The SumnerField at Heritage Park documents were current as of May 2006 – some content may have changed since that time.
Heritage Park Case Study Documents

PART IV. Site Plans and Floor Plans/Home Descriptions

Floor Plans/Home Descriptions

→ The Banneker

Reprinted with permission of the Mississippi Pathway Development Company.
Sumnerfield at Heritage Park

For Sale
The Banneker
Purchase Price: $297,000

Mississippi Pathway Development Company LLC is seeking buyers who wish to purchase a new home in Heritage Park. The model shown above, the Banneker, will be built on 4 lots in the Heritage Park Neighborhood of Minneapolis. **Affordability gap funding is available to qualified buyers through the Sumnerfield at Heritage Park Affordable Ownership Program to assist with the purchase.**

This new construction 1.75-story home has 3 bedrooms, 2 bathrooms, and a two-car detached garage. Anticipated completion is Spring 2006.

The main floor features a living room, dining area, kitchen, two bedrooms, and full bath. The upper floor has a large owner’s suite and full bath. The basement is full and unfinished with a mechanical/laundry area but includes space for a future bath along with space for a future bedroom and/or family room. Central air conditioning is a buyer option at $1,895

- Kitchen: 12 x 9
- Living Area: 15 x 12
- Dining Area: 14 x 12
- Foundation Size: 1008 sf
- Basement: Unfinished
- Lot Size: 40’ x 135’
- Bedroom 1: 13 x 12
- Bedroom 2: 12 x 12
- Bedroom 3: 16 x 12
- Finished Sq.Ftg: 1600 (approx.)
- Garage: 2-car detached

Information deemed reliable but not guaranteed
Plans and pricing are subject to change.

For more information about this home or other projects by Mississippi Pathway Development Company contact **Kevin Gulden** at 612-277-1128.
Note: restrictions apply in the purchase of above home (see attached).
Heritage Park Case Study Documents

PART IV. Site Plans and Floor Plans/Home Descriptions

Floor Plans/Home Descriptions

→ The Concord

Reprinted with permission of BrightKEYS Housing Partners.
The CONCORD

- 9 Foot Ceilings
- Two Bedrooms + Optional Bonus Room
- Upper Level Laundry
- Efficient Open Floor Plan
- 1,168 finished sq.ft.

NOTE: Dimensions are measured outside to outside wall. Dimensions and finished square footages are approximate. Prices and features subject to change without notice. 5.24.05
Heritage Park Case Study Documents

PART IV. Site Plans and Floor Plans/Home Descriptions

Floor Plans/Home Descriptions

→ The Concord II

Reprinted with permission of BrightKEYS Housing Partners.
- 9 Foot Ceilings
- Two Bedrooms + Optional Bonus Room
- Upper Level Laundry
- Large Deck off Kitchen
- 1,204 finished sq.ft.

NOTE: Dimensions are measured outside to outside wall. Dimensions and finished square footages are approximate. Prices and features subject to change without notice. 5.24.05
Heritage Park Case Study Documents

PART IV. Site Plans and Floor Plans/Home Descriptions

Floor Plans/Home Descriptions

→ The Lexington

Reprinted with permission of BrightKEYS Housing Partners.
- 9 Foot Ceilings
- Two Bedrooms + Optional Bonus Room
- Large Walk-in Closets
- Large Deck off Dinette
- 1,366 finished sq. ft.

NOTE: Dimensions are measured outside to outside wall. Dimensions and finished square footages are approximate. Prices and features subject to change without notice. 5.24.05
Heritage Park Case Study Documents

PART IV. Site Plans and Floor Plans/Home Descriptions

Floor Plans/Home Descriptions

→ Benton Craftsman

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Sumnerfield at Heritage Park, a neighborhood surrounded by the best of Minneapolis.

Located on the northwest edge of downtown Minneapolis, this new urban development brings back the traditions, diversity and style of a classic turn-of-the-century Minneapolis neighborhood. This unique area offers diverse choices of lifestyle and home styles from the early 20th century architectural designs to include Classic, Craftsman, European Romantic and Victorian. Sumnerfield gives you the best of the classics, but offers you all of the modern day conveniences. Just moments away are downtown restaurants, Minneapolis Farmer’s Market, theatres, museums such as the Minneapolis Sculpture Garden, Theodore Wirth Golf Course and Boom Island on the Mississippi. MW Johnson welcomes you to visit our home in this most innovative and unique development!

Call today for more information: 952.892.5200
or visit our website: www.mwjohnson.com
Benton -Craftsman- 
Finished 4 Bedroom • 2 ½ Bathroom • 2 Car Garage

Finished Living Area........3,081 Sq. Ft.

MW JOHNSON CONSTRUCTION, INC.
Since 1971
17645 Juniper Path, Suite 100
Lakeville, MN 55044
Phone 952.892.5200
Fax 952.892.7900
PART IV. Site Plans and Floor Plans/Home Descriptions

Floor Plans/Home Descriptions

→ Benton European Romantic

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Benton
-European Romantic-

Finished 4 Bedroom • 2½ Bathroom • 2 Car Garage

Finished Living Area........3,150 Sq. Ft.

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Plan dimensions are approximate. Some plans may show options not included in base price. Builder reserves the right to modify plans, specifications and house orientation on lot. All drawings are artist representation. MN Builders License #00102277.
Form # MWJ-1193-SFHP
Heritage Park Case Study Documents

PART IV. Site Plans and Floor Plans/Home Descriptions

Floor Plans/Home Descriptions

→ Carver Craftsman

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Call today for more information: 952.892.5200
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Carver -Craftsman-

Finished 5 Bedroom • 2 ½ Bathroom • 2 Car Garage

Finished Living Area......1,668 Sq. Ft.

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Form #: MWJ-1173-SFHP
Heritage Park Case Study Documents

PART IV. Site Plans and Floor Plans/Home Descriptions

Floor Plans/Home Descriptions

→ Dakota Classic

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Dakota -Classic-

Finished 3 Bedroom • 2 1/2 Bathroom • 2 Car Garage

Main Level

- KITCHEN
- DINETTE
- GREAT ROOM
- FOYER
- PORCH

Upper Level

- OWNERS SUITE
- BEDROOM

Lower Level

- UNFINISHED BEDROOM
- UNFINISHED FAMILY ROOM
- UNFINISHED LAUNDRY

Finished Living Area........1,658 Sq. Ft.

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Fax 952.892.7900

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Form# MWJ-1191-SFHP
PART IV. Site Plans and Floor Plans/Home Descriptions

Floor Plans/Home Descriptions

→ Dakota Craftsman

Reprinted with permission of MW Johnson Construction, Inc.
Introducing the Dakota from MW Johnson Construction, a brand new home in this historic urban area.

Just 10 minutes from the Metrodome and Target Center, and just 15 minutes from downtown St. Paul – it's the perfect combination of form and function.

- The Dakota has a wide open kitchen with a center island and walk-in pantry.
- Large master suite with beautiful walk-in closet.
- The unfinished lower level is perfect for future expansion.
- Full landscaping and irrigation system included.
- The Dakota is one of a kind by MW Johnson, in their 34th year of making dreams a reality.

Call today for more information: 952.892.5200 or visit our website: www.mwjohnson.com
Dakota -Craftsman-

Finished 3 Bedroom • 2 ½ Bathroom • Detached 2 Car Garage

Finished Living Area..........1,658 Sq. Ft.
Unfinished Living Area..........804 Sq. Ft.

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952.892.5200

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Forms# MWJ-1126-SF1P
PART IV. Site Plans and Floor Plans/Home Descriptions

Floor Plans/Home Descriptions

→ Hennepin Classic

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Hennepin -Classic-
Finished 3 Bedroom • 2½ Bathroom • 2 Car Garage

Main Level
- GARAGE
- GREAT ROOM
- KITCHEN
- DINETTE
- DEN
- FOYER
- STOOP

Upper Level
- OWNERS SUITE
- BEDROOM
- BEDROOM
- OPEN TO BELOW

Lower Level
- UNEXCAVATED
- UNFINISHED FAMILY ROOM
- UNFINISHED
- UNFINISHED

Finished Living Area........2,002 Sq. Ft.
Unfinished Living Area........818 Sq. Ft.

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Form# MWJ-1096-SFIIP
Heritage Park Case Study Documents

PART IV. Site Plans and Floor Plans/Home Descriptions

Floor Plans/Home Descriptions

→ Hennepin European Romantic

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Hennepin -European Romantic-

Finished 3 Bedroom • 2 ½ Bathroom • 2 Car Garage

Main Level
Finished Living Area.........2,002 Sq. Ft.
Unfinished Living Area.......818 Sq. Ft.

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952.892.5200

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Form #: MWJ-1190-SFHP
Heritage Park Case Study Documents

PART IV. Site Plans and Floor Plans/Home Descriptions

Floor Plans/Home Descriptions
→ Ramsey Craftsman

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Ramsey -Craftsman-

Finished 4 Bedroom • 2 ½ Bathroom • 2 Car Garage

Finished Living Area........2,475 Sq. Ft.

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Heritage Park Case Study Documents

PART IV. Site Plans and Floor Plans/Home Descriptions

Floor Plans/Home Descriptions

→ Ramsey European Romantic

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Sumnerfield at Heritage Park

Ramsey - European Romantic -

Finished 4 Bedroom • 2 1/2 Bathroom • 2 Car Garage

Finished Living Area........2,401 Sq. Ft.

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Form# MWJ-1197-SPHP
Heritage Park Case Study Documents

PART IV. Site Plans and Floor Plans/Home Descriptions

Floor Plans/Home Descriptions

→ The Astoria

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Heritage Park Case Study Documents

**PART IV.** Site Plans and Floor Plans/Home Descriptions

**Floor Plans/Home Descriptions**

→ The Renaissance

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THE RENAISSANCE

MARKETED BY:
Shirlynn LaChapelle 612-382-0431
Coldwell Banker Burnet Reality

Homes By:
THOR CONSTRUCTION

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