



COMMUNITY HOUSING

12 E 4th STREET
DULUTH, MN 55805

218 727-5372

1317 99th Ave W & 1319 99th Ave W, Duluth

\$175,000 Sale Price (\$250,000 Market Value).

\$30,000 Additional Downpayment Assistance Available for Fond du Lac Enrollees Would Reduce Price to \$145,000

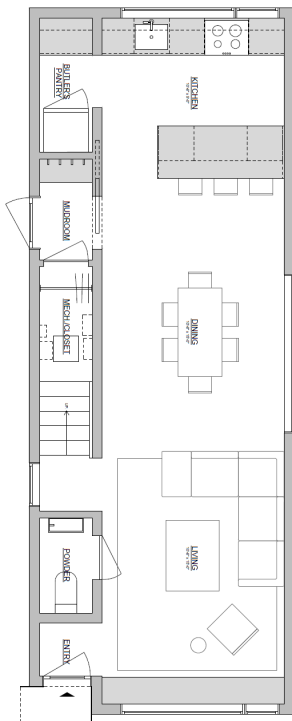
1317 and 1319 99th Ave West are the first two instances of the LANG model, which is one of the standard models offered by Lagom Modular. It is a 2 bedroom, 1.5 bath house of 1200 SF on two-levels. It was designed by Office Hughes Olsen and built by Lagom Modular.

DESIGN

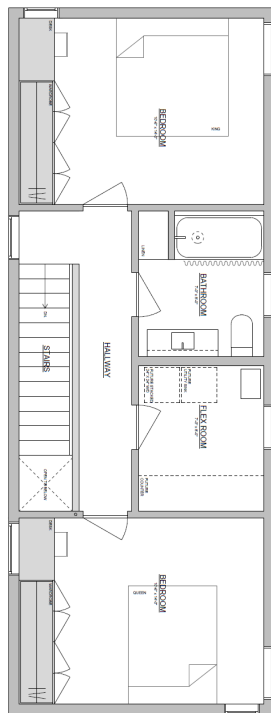
This pair of houses are of the second generation of narrow-format single family homes designed to fit on the many vacant 25'-0" wide lots in Duluth that became developable due to recent zoning changes.

In 2020, the City of Duluth revised the "minimum building width" dimensional standard from its zoning code in an effort to promote the development of new housing stock on small lots. Our proof-of-concept prototype house on Redruth Street was the first narrow lot development approved by the City. That house had a "barbell plan" with full-width rooms at the front and rear and a side entryway.

For a front entry, the house was reorganized as a "sidebar plan" which features a service bar alongside one edge of the plan with an open-concept kitchen-dining-living room alongside the other.



1st LEVEL



2nd LEVEL

CONSTRUCTION

Lagom Modular uses panelized construction for the framing. This method saves time onsite - A home can be fully framed, with windows installed, within two days of the panels being delivered to the site. It also saves on material costs because a computer program generates plans to build the panels efficiently and with a minimum of wasted lumber. Because the panels are built in a warehouse, the short Duluth construction season can be extended. Work can be done on bad weather days and over the winter, to be assembled on the site in spring.

Like all our CLT new construction homes these homes are energy efficient and Energy Star Certified, so they perform, on average, about 20% better than typical new construction homes.

1317 and 1319th Ave W are all electric, heated and cooled by mini splits with baseboard heat back-up.

A 6.4 kW-DC solar panel system will go a long way to reduce electrical utility costs.



We make home a better place.

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