

Supplement for 12456 194th Lane NW Elk River, MN 55330

Property Highlights:

- Original Owners custom designed and built this beautiful two story with covered front porch and half brick front. Great open and spacious floor plan – very functional!
- Built by Keyland Homes
- Owners added the following after move in: deck (2002) 20x17 three seasons porch (2004) and finished the lower level (2003) – all necessary permits pulled and inspections performed
- Fully landscaped partially wooded yard with keystone walls, stamped concrete patio in back with fire pit area, includes full yard irrigation system
- New roof and siding on west side of home due to hail damage in fall of 2005
- Oversized garage; 16x22 & 16x28 (plenty of room for boat or extra toys!)
- Gleaming oak floors in front foyer, informal dining room and kitchen
- Formal dining room convenient to kitchen
- Beautiful custom hi-lo oak cabinetry in gourmet kitchen with Silestone top center island, loads of recessed lighting, ceramic tile backsplash, double oven and cook top.
- Mud room/laundry, and half bath conveniently located off garage entrance
- Large windows and mix of transom windows above provide loads of natural lighting and great scenic views
- Millwork throughout features a nice mix of rich oak, white enamel and white Waines Coating
- Four spacious bedrooms in upper level – 3 of four feature walk in closets and all feature ceiling/light combos. Also located in extra wide upper level hallway is a walk in linen storage closet.
- Master suite features double door entrance, vaulted ceiling, walk in closet with organizers, private master bath with double sink vanity, separate shower and six foot oversized soaking tub
- Additional full bath in upper level features oversized oval soaking tub
- Lower level features family room with recessed lights, built in surround sound speakers, wet bar with upper and lower cabinets and wine rack, built in shelving and game table area, bedroom, play nook under stairs, and ¾ tiled bath.

Mechanical Systems and Misc:

- 2 phone lines in lower level office nook in bedroom
- Rough in gas fireplace in main floor living room
- Lower level has in floor heat coils to entire floor excluding the bedroom
- Lennox Pulse 90% efficient natural gas furnace
- Central Air Conditioning
- Air to Air Exchanger
- Gas power vent water heater
- Kenmore 1 tank water softener system

An Area Overview

- Location, Location, Location... Just step out your back door and you are connected to miles and miles of the very best walking, hiking, cross country skiing, biking, and rollerblading trails
- Easy and quick highway access to Highway 10 and 169
- Approximately 20 minutes from Maple Grove and the Arbor Lakes Area
- Minutes from Elk River Country Club
- Minutes to churches, coffee shops, shopping, restaurants, etc.
- Meadowvale Elementary (8 blocks), Salk Jr. High (1 mile), and Elk River Senior High School (2 miles). Easy and quick access to sporting events
- Two miles to YMCA (construction to be completed in 2008)
- Less than three miles to the Northstar Commuter Train Depot (anticipated completion date fall 2009)

Items not included in sale:

- all attached shelving
- all fabric window coverings
- Rainbow play system in back yard
- Fridge in garage