

## SUPPLEMENT FOR 12584 195<sup>TH</sup> COURT NW ELK RIVER, MN 55330

Absolutely charming and loaded with character! This gorgeous cape-cod style home is located on corner lot in highly desirable Lafayette Woods neighborhood on wooded cul-de-sac. Exterior features new maintenance free steel siding with vinyl shakes. Beautiful landscaped yard includes keystone retaining wall, numerous perennials, and a variety of trees. The lot line is diagonal and there are great walking trails that wind behind the house. The Homeowner's Association with yearly dues of \$70.00 per homeowner. This fee covers maintenance of the entrances, watering of the common areas, insurance on the front monuments and the neighborhood block party. This beautiful home features a completely remodeled interior in 2004 with over 2,000 feet of golden teak hardwood flooring, extra wide base mold and trim. Interior is freshly painted with warm neutral tones. This home is filled with charm, and many extras and amenities. Shows like new!

### MAIN LEVEL:

- Inlaid stone walk way leads to the charming covered front porch
- Front foyer sets the stage for this fabulous home which features 9 foot ceiling throughout entire main level
- Gorgeous kitchen with new granite top center island features - recessed lighting, above & under cabinet lighting, and walk in pantry. Beautiful maple cabinets with ceramic backsplash, elegant black appliances including a whirlpool side by side refrigerator, new stove, and Bosch dishwasher.
- Main floor laundry with built in cabinetry plus half bath are conveniently located near garage entrance to home
- Spacious family room off the kitchen is open to the formal living room and features a gas fireplace framed by transom windows, and atrium door entrance to large deck.
- Elegant formal dining room includes beautiful wall sconces and a racetrack ceiling.

### UPPER LEVEL:

- Grand master suite with large extra deep closet, full private bath with double sinks, maple vanity, new ceramic flooring, and extra deep tub. The bonus room (sitting room) adjoins the master suite and is currently functioning as an office/study – could easily serve as a nursery!
- Two additional bedrooms are located in the upper level both feature walk-in closets
- Second floor also features an additional full bath with new ceramic flooring

### LOWER LEVEL:

- Recently finished with a large family room, walkout patio door to back yard, 4th bedroom with walk-in closet, office/den, ¾ bath with ceramic floor, and large utility

storage room. An extra course of block height was added for a more open & spacious feeling.

MECHANICAL SYSTEMS & MISC:

- The electrical is 200 amp commercial grade with lights & outlets on different circuits
- Category 5 hi-speed telephone line to each room, plus co-ax wiring to each room
- High efficiency natural gas furnace
- Whole house water filtration system
- Central vacuum
- Central air
- Air to air exchanger
- Hard wired security system (owned)
- Ground level trampoline included with sale
- Storage shed included in sale

NOT INCLUDED IN SALE:

- Washer and dryer
- Free standing freezer
- 2<sup>nd</sup> fridge
- Plasma TV and speakers
- Shelving in utility room
- Shoe shelves in garage
- Fabric window treatments

Area schools servicing this neighborhood (all located within ½ mile to 1 ½ miles from home):  
Meadowvale Elementary  
Salk Middle School  
Elk River High School.