

## **Supplement 19421 Upland St NW NW Elk River, MN**

Welcome to the beautiful development of Lafayette Woods. This well planned community features rolling wooded hills, paved streets with curb and sidewalks. Located conveniently between highways 169 and 10 for ease of access to shopping attractions, schools (all within ½ mile to 1-1/2 miles away – elementary school is within walking distance), parks, sport event fields.

### **An Area Overview**

- Location, Location, Location...
- Neighborhood connects to miles and miles of the best biking, hiking and ski trails in the area
- 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)

This clean and well maintained home is move in ready, clean and neutral- immediate possession. Features of this fine home include; covered front porch with decorative railing, light oak cabinetry & millwork, main and lower level family rooms, formal living room and formal dining room with patio door exit to large deck with private wooded back yard view. Upper level features three bedrooms, hall linen storage, large spacious full bath including dual sink vanity, linen storage, corner whirlpool tub, separate shower stall. Lower level features family/amusement room and rough in for future bath.

### **Current owner added the following updates to home:**

- maple floors to the main level foyer, half bath, kitchen and formal dining room
- Custom window treatments throughout most of home
- New built in microwave/fan hood combo
- New light fixtures to most areas in home including; three ceiling fans, chandelier in upper level stair case, track lighting in kitchen, and recessed lighting to upper level hallway
- Kenmore washer and dryer new in 2000

- Fresh interior paint
- Safety railing (secondary) going to upper level
- Kenmore side by side fridge new 2000
- Pot rack over kitchen sink
- Brushed nickel towel bars and hooks in upper level bath
- New faucet kitchen

**Items included in sale:** self propelled push mower and weed whip, gas grill, all window treatments excluding some fabric treatments (see property disclosure), all appliances, decorative trellis off deck.

**Average Utilities:**

Elk River Municipality: Includes water, sewer, trash and electricity billing: 12 mo average: \$200.00 per month

Center Point Energy Natural Gas 12 mo average: \$88.00 per month