

## **Supplemental Information for 8680 160<sup>th</sup> Court Ramsey, MN**

A Rare Find!! Don't buy anything until you see this!! Extraordinary Full Brick Front Walk Out Rambler Acreage Estate situated on a 2.5 acre exquisitely groomed & fully landscaped lot with full yard irrigation system. Private, secluded & wooded cul-de-sac lot features a circular driveway, keystone retaining walls in front and sides and large block patio in back yard complete with fire pit & eight person hot tub! This home is spotless, impeccably maintained, and freshly painted throughout main areas. Located in the highly sought after neighborhood of Northfork which boasts an 18 hole links golf course, clubhouse, miles of paved recreational trails, access to private Lake Itasca, tennis courts, park & playground.

### **Additional features of this spectacular 5500 square foot, 5 BR, 5 bath, walk out rambler include;**

- Gleaming maple floors throughout the foyer, formal dining room & kitchen
- Soaring vaulted ceilings in foyer, living room and formal dining rooms
- Built in custom maple cabinetry in living room, lower level family room, hearth room & office
- Tiled flooring featured in all 5 baths
- Chef's dream kitchen includes; maple flooring & cabinetry with granite center island, glass display cabinets, built in desk, under cabinet & recessed lighting plus top of the line appliance package
- Hearth room with gas fireplace & built in cabinetry is open to the kitchen and informal dining area
- Formal Dining features column pillars with decorative soffit framing & large picture window
- Formal living room includes wall to ceiling picture window, built in entertainment center and gas fireplace
- Main floor master suite is complete with huge walk in closet, gas fireplace, full private bath with corner whirlpool tub & separate tiled shower
- Main floor office features full wall maple built in office center with under cabinet lighting, new carpet and private tiled ¾ bath
- Lower level features three good sized bedrooms – (two bedrooms feature built in desks with under cabinet lighting- 3<sup>rd</sup> bedroom has oversized walk in closet), family room with gas fireplace and wet bar, exercise room, sauna, full bath plus an additional ¾ tiled bath off the new 850 sq ft game room addition.
- Spend many hours relaxing in the 33x20 screened porch and attached deck which steps down to patio area below. Deck and stairs were re-stained July 2009
- Addition in 2003 features 850 sq ft of additional lower level game room area plus screened porch and deck above – build out cost of over \$150,000
- Addition in 2007 - 116 sq ft block patio with fire pit, decorative lighting and eight person hot tub- construction/material cost of over \$25,000
- New shingles and all new siding in fall of 2006 due to Hail Damage (insurance adjustor report available)

- Windows and patio doors are all new due to either storm damage or new addition (excludes the side light window panes in front foyer door, small window above the vanity in master bath, small window in master closet, and patio slider door in kitchen exiting to deck)
- Super sized 4 stall garage includes insulated 37x15 RV stall. Stalls 1, 2 & 3 measure 32x26. Separate staircase leads from RV stall to lower level game room area

**Mechanicals:**

- Three separate HVAC zones, three furnaces and two central air conditioners
- Three gas hot water heaters
- Air to Air Exchanger
- Central Humidifier
- Water Softener
- Irrigation system features 13 zones and 79+ heads
- Security System
- Central Vac

**Private Well and Septic System:** Recent Passing Septic Compliance Report Available-  
Septic system pumped yearly

**Average Utilities:**

- \*Centerpoint Energy (natural gas) 12 mo avg - \$148.77/mo
- \*Connexus Energy (electric) 12 mo avg - \$268.30/mo
- \*Wright Hennepin Security Monitoring – 12 mo avg \$24.50/mo