

Supplement for 9719 213<sup>th</sup> Ave N W Elk River, MN 55330

This one owner property is well maintained, clean and neutral. Set up as a completely functional horse hobby farm with a 36x30 five stall barn which features; turn out doors on east side, tack room, & electrical power. There are two outdoor paddocks with a two basin automatic livestock waterer that is shared between these two paddocks. There is also a large wood fenced riding arena. The walk out rambler home features three bedrooms up, and one bedroom down. A full bath up and a three quarter bath down. The eat in kitchen includes all appliances and the spacious formal dining room is open to the living room and has an attrim door that opens to the spacious 17x16 deck. The walk out lower level features a large spacious family room with a free standing gas stove and a full wall snack bar with upper and lower cabinetry plus an additional refrigerator. There is a large (8x8)walk in closet conveniently located near the lower level entrance.

Additional Highlights:

- Maintenance free vinyl siding with half brick front including outdoor gutters
- recessed soffit lighting in kitchen
- bayed window in kitchen
- extra deep closet in master bedroom
- new carpet in master bedroom and entire lower level
- built in oak bench in foyer
- new updated lighting throughout most of home
- surround sound in lower level family room included in sale
- Whirlpool washer and dryer included in sale
- spacious laundry room (12x11)
- hall linen storage in lower level as well as linen storage in lower level bathroom
- new well tank within past year
- three stall garage size: stalls 1 & 2 (22x21) – stall 3 (20x12)

Mechanicals:

- High efficiency propane forced air gas furnace
- Central A/C
- Water Softener owned