

Supplement for 12484 194th Ln 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 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)

Property Highlights:

- New roof and siding in 2006 due to the fall of 2005 hail storm (insurance adjuster report available on request)
- Entire front exterior features beautiful buff colored custom stone
- Gutters
- Clean, well maintained home is move in ready and features neutral & tasteful paint tones
- New extra wide concrete driveway in 2004
- Fully landscaped yard with irrigations system, shrubs, landscape rock, half moon tiered paver patio off patio slider in back
- Secluded and scenic wooded back yard
- Large screen built in TV and all electronics including speakers in main floor family room included in sale (Includes: DVD, tuner,VCR)
- Nice mix of woods in home's trim package and cabinetry including; maple, oak, hemlock
- Six panel doors and bi-folds throughout
- Oak mission style cabinetry through out
- Extra wide plank style base trim and molding throughout
- Family room features vaulted ceiling, track lighting, 2 inch wood blinds, and corner gas fireplace with brick face front and wood top mantle

- Main floor study features new full wall built in dark stained oak computer center & full size storage closet
- Gleaming oak flooring in front foyer, kitchen and dining room
- Built in entertainment/media center in main floor family room
- Fabulous kitchen features; Mission style oak cabinetry, 5'9" x 3' center island with bar seating, full wall pantry, pull out shelves, appliance package including side by side fridge, dishwasher, drop in smooth top stove, blt in microwave and disposal
- Dining room is spacious enough for a large table and hutch if necessary. Slider door in dining room exits to the paver patio
- Main floor tiled floor half bath is conveniently located off garage entrance and front foyer
- Main floor laundry features built in cabinetry with drop in sink and coat closet. Laundry shoot from upper master suite exits in laundry room (washer and dryer included in sale)
- Maple angled rail staircase is visible from the spacious front foyer and leads to the upper level which features 3 nice sized bedrooms, a full tiled bath and a master suite with private tiled ¾ bath and walk in closet featuring custom closet organizers.
- Lower level is ready for your finishing touches and features future family room and bedroom areas as well as a roughed in future bathroom
- Mechanical systems include; water softener (owned), high efficiency natural gas furnace, central air conditioning, air to air exchanger, gas water heater

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