

Supplement for 26786 Woodlands Parkway Zimmerman, MN (Livonia Township)

Welcome to The Woodlands of Livonia. A community of custom designed and built, single-family homes on lots averaging 2.5 acres amid lush forests, sparkling ponds, wetland grasses and gently rolling hills. Beautiful, affordable, and spacious, these very comfortable homes are superbly crafted by the premier builders in this region.

Association maintained, the Woodlands of Livonia, offers many amenities to its residents. Five miles of paved walking paths allow residents a safe and maintained path for biking, jogging, walking the dog or taking a stroll with the family. Residents are surrounded by nature and can enjoy their first cup of coffee in the morning while watching the birds and wildlife activity outside their window. The Association offers a Book Club, a Garden Club, and an opportunity to serve by becoming a member of the board. There is an annual fall neighborhood get-together that gives families a chance to meet and celebrate your neighbors. A true community exists in The Woodlands, reminiscent of a time gone by.

This beautiful full brick walkout rambler is nestled comfortably among tall pines. Custom built by Norwood homes, this exceptional home blends well with the surrounding natural setting. Set in the trees, to take advantage of the gently sloping lot, the home offers privacy and seclusion. A welcoming front porch greets visitors and invites them inside and the additional design feature of dormer windows gives added appeal to the exterior. The dormer and additional transom windows, fill the main living area with lots of light. Vaulted ceilings expand the space and the stunning floor to ceiling stacked stone fireplace adds dramatic appeal. Built in entertainment and display shelving, flanks the fireplace. Gleaming oak flooring flows from the entry through the living area, giving attractive warmth. The kitchen is open to the living room and offers abundant raised oak panel cabinets, white appliances, a pantry, and breakfast bar. The adjoining informal dining is a comfortable space for mealtime. Just off the dining area, is a knotty pine, cozy sunroom retreat. A vaulted ceiling and many windows offers views of the natural wooded setting. This is a great place to enjoy many kinds of wildlife throughout the year. A small deck for grilling makes a handy place for barbequing. To the front of the house is an office that could easily be used as a formal dining, as it right off the kitchen. Tucked in the back corner of the home is the private master suite. Double doors lead the way to a comfortable, spacious bedroom and the master bath has a separate shower and luxurious whirlpool tub. There is a walk-in closet and the bedroom has peaceful views of the backyard. There is an additional bedroom on the main floor and another full guest bath. Off the kitchen, is a mud room with built-in bench, a main floor laundry with cabinetry, and a ½ bath.

A wide stairway leads to the lower level and more great living space. The large L-shaped family room has two separate walkouts, one to the backyard and the other to the side yard. The space is wide open and allows for all kinds of relaxing or playful activities. There is another custom designed fireplace that offers cozy ambiance. A wet bar with surrounding cabinetry, makes a convenient place for snacking. There is a ¾ bath, a small bedroom/office and an additional bedroom on this level. The mechanicals of the home are also on this level.

There is a three car attached garage and outdoors pathways meander about the backyard. The lot shares a pond with the common space of the Woodlands where an attractive decorative bridge adds appeal to the area. This also adds to the peacefulness of the setting.

Additional Features Include:

- *6 panel oak doors throughout*
- *Ceramic tile flooring in baths and lower level wet bar area*
- *Outstanding custom paint in every room, adding decorative appeal*
- *Water softener, owned*
- *In-ground lawn sprinkler system*
- *Security system*
- *Air to Air exchange system*
- *Custom window treatments*
- *Satellite Dish Network*

Utility and Association Information

Association Dues are \$212.00/ quarterly and include trash pickup

Electric company is Connexus, 763.323.2650 with a monthly average of \$40.00.

Gas Company is Centerpoint Energy, 800.245.2377 with a monthly average of \$55.00.

Phone company is Connections, 763.262.-4100.