

## Welcome to 45 Arbor Court

Dear Buyer,

You are visiting a very happy home. As the residents of this special place, we have learned to love many things about this house. The proximity to downtown Minneapolis (just 30 minutes away) as well as easy access to the lakes area of western Minnesota (we have a cabin near Buffalo... just 48 miles) has been very surprising. The cities of Excelsior and Wayzata are minutes away. No matter what you need it is close by. Grocery stores, library, post office, hardware stores, shopping.

Features of the home we have enjoyed: Large-group-friendly kitchen, the bright & open family room and of course the wonderful view of Lake Minnetonka from the deck. The main floor laundry room is truly a joy as well as the spacious office (Bedroom 2) that could be a guest room or nursery as well.

The walkout level is a fantastic haven for guests. Also a perfect place for a mother-in-law apartment or kids of all ages. Don't miss the sound-proof media room as well as our "activity center". An exercise area as well as plenty of storage make this level nearly perfect.

To top it off our neighbors are the absolute best. An eclectic mix of all ages including school age children under the age of 16.

Why leave such a satisfying home? We spend our winters out of Minnesota and our cabin claims many of our summer days. Quite simply... downsizing is in order. Rest assured, in addition to beautiful flowers, we have planted our positive attitude, wonderful memories as well as genuine affection in every room. We like to think you can feel the love and laughter in every bright, sunny space...

Enjoy... and come back soon.

*The current homeowners*

P.S. The "activity center" is truly the most wonderful place to organize any undertaking. If these walls could talk they would tell of countless presents wrapped, grandchildren's art projects produced as well as room for photos of a variety of events. If there was one room in this great home that I would take with me, this would be the one.

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## Table of Particulars

### 45 Arbor Court

An unprecedented home that rests near the shores of lake Minnetonka. With simplicity and charm, finely crafted details encase this rambler.

Upon entering your eye is drawn to the high ceilings,  
beautiful details & sun-filled spaces.

The living room is stunning with vaulted ceiling featuring a wall of west face windows. As Maple floors carry from the foyer into the kitchen, you'll gain access

to the formal dining room complete with pocket French doors.

A large kitchen features a center island & a practical design.

The curved wall in the informal dining area brings a special touch to the kitchen too.

The sun room & cozy family room provide a relaxing ambiance.

Everyone will cherish gathering in this space with an open flow & double sided fireplace.

Access to the outdoor deck is also available from both rooms.

On the opposite side of the main level, you'll find the master suite, a second bedroom, laundry room & mud room.

The hallway to these rooms offers a guest bath, coat closet & lots of storage cabinets.

A fully appointed lower level awaits with casual & spacious flair!

The super-sized great room provides a wet bar & game table area.

The third & fourth bedrooms share a Jack & Jill style bath.

Another optimal space is the exercise room that gives way to the media room, an "office of all offices!" & the utility room.

Nestled on a quiet cul-de-sac with views of Lake Minnetonka from your deck, you'll appreciate all this sophisticated home has to offer.

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## Table of Particulars

### 45 Arbor Court

- ◇ Arches & columns at front entry
- ◇ Maple millwork with oversized base moldings
- ◇ Maple floors throughout most of Main Level
- ◇ Arched doorways to hallways on Main Level
- ◇ High ceilings throughout
- ◇ Oversized three-car garage
- ◇ Six panel doors throughout
- ◇ Zoned heating throughout
- ◇ Fireplaces: one in Sun Room/Family Room, one in Living Room, one in Great Room
- ◇ Security system
- ◇ In-ground sprinkler system
- ◇ Easy sloping lawn with beautiful custom landscaping & perennial gardens
- ◇ Located on lovely small cul-de-sac next to upper bracket Lake Minnetonka lake-shore homes
- ◇ Minnetonka School District
- ◇ Improvements & additions
  - ◇ 2001: previous owners finished lower level's exercise room, media room & office
  - ◇ 2004: master bedroom French doors replaced with picture window
  - ◇ 2005: new roof; completely replaced as result of hail damage
  - ◇ 2010: new Dacor stainless steel kitchen appliances - microwave, wall oven, counter cooktop, dishwasher; and sink with new faucet
  - ◇ 2013: new stainless steel refrigerator

Note: regarding 3 lots across street: North lot owned by 40 Arbor Court & other 2 lots owned by property to East - those two current owners have no plans to build. See plat map.

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## Table of Particulars Main Level

### Kitchen

- ◇ Spacious design with extra clearance between cabinets & island
- ◇ Center island with cooktop & breakfast bar
- ◇ Custom Maple cabinets with built-in planning desk
- ◇ Stainless steel appliances
- ◇ Glass French doors to sun room
- ◇ Hardwood floors

### Informal Dining Area

- ◇ Included in kitchen measurements
- ◇ Curved wall of windows with plantation shutters

### Formal Dining Room

- ◇ Two separate entries - one from foyer & one through glass pocket doors to kitchen hallway
- ◇ Grand windows with front yard views
- ◇ Lighted built-in China cabinet & buffet with open shelves & glass cabinet doors

### Guest Bath

- ◇ Pedestal sink & Kohler toilet
- ◇ Located near living room

### Hallway to Bedrooms

- ◇ Coat closet
- ◇ Wall of storage cabinets

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## Table of Particulars Main Level

### Foyer

- ◇ Inviting to all entities of home
- ◇ Glass door with sidelights & arched window above entry
- ◇ Open staircase to lower level

### Living Room

- ◇ Vaulted ceiling & full of natural light
- ◇ Three sets of large windows with backyard views
- ◇ Gas fireplace with built-in nooks & shelves
- ◇ Carpeted floor

### Cozy Family Room

- ◇ Cedar paneling on walls & vaulted ceiling with fan
- ◇ Large windows with front yard views
- ◇ Built-in media/entertainment center
- ◇ Atrium door to deck
- ◇ Shared double sided fireplace & limestone surround with sun room

### Sun Room

- ◇ Cedar paneling on walls & vaulted ceiling with fan
- ◇ Large windows
- ◇ Atrium door to deck
- ◇ Shares double sided fireplace & limestone surround with family room

### Deck

- ◇ Overlooks Lake Minnetonka

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## Table of Particulars Main Level

### Master Suite

#### ◇ Bedroom

- ◇ Double door entry
- ◇ Vaulted tray ceiling with fan
- ◇ Large windows with wooded backyard views
- ◇ Sitting area
- ◇ Large walk-in closet with organizers

#### ◇ Private Bath

- ◇ Pearl jet tub encased in large ceramic tile area
- ◇ Dual sink vanity & floor-to-ceiling linen storage
- ◇ Oversized shower with dual shower head & tile surround
- ◇ Delta faucets
- ◇ Make-up vanity
- ◇ Privacy for toilet

### Bedroom 2

- ◇ Built-in desk with shelves & cabinet
- ◇ Walk-in closet
- ◇ Full bath with tile floor & tub/shower surround

### Laundry Room

- ◇ Large windows with plantation shutters provide plenty of sunshine
- ◇ Lower & upper cabinets with sink
- ◇ Broom/coat closet

### Mud Room

- ◇ Entrance from garage and front yard
- ◇ Bench storage

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## Table of Particulars Walkout Lower Level

### Staircase

- ◇ Large windows compliment front door
- ◇ Wide stairs with carpet

### Great Room

- ◇ Spacious!
- ◇ Built-in media/entertainment center with shelves
- ◇ Gas fireplace with brick surround
- ◇ Area for game table
- ◇ Wet bar with seating, glass display shelves, wine rack & full sized 'fridge
- ◇ Sliding door to patio that wraps around from side to the backyard

### Patio

- ◇ Side patio is shaded by main level deck & back patio is sunny
- ◇ Natural gas grill hook-up

### Bedrooms 3 & 4

- ◇ Each feature a walk-in closet
- ◇ Large full-sized windows
- ◇ Share Jack & Jill bath

### Full Bath

- ◇ Jack & Jill style with ceramic tile
- ◇ Glass door to tub & shower
- ◇ Dual sink vanity with pocket door to toilet & tub area

### Exercise Room

- ◇ Large open space - potential uses include play room, billiards or games, etc.
- ◇ Gives access to media room, utility room & office

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## Table of Particulars Walkout Lower Level

### Sound Proof Media Room

- ◇ Insulated & painted to produce the highest quality of sound possible
- ◇ Mounted wall speakers & recessed lights with dimmer switch

### Home Office/Business Center

- ◇ Affectionately referred to as the “Activity Center”
- ◇ Created in 2001 for the Ham Radio operator/owner at the time
- ◇ Bi-level shelves (designed to hold many pieces of radio equipment) surround three walls & have numerous electric plug-ins
- ◇ Lower cabinets all have adjustable shelves - left corner unit has pull out drawers
- ◇ Recess light with dimmer switches

### Utility Room

- ◇ Walls are painted & finished but not the ceiling
- ◇ Ample storage space
- ◇ Amana Air Command 80SSE furnace & air conditioner
- ◇ Perfect Temp Zone Control system
- ◇ Rheem water heater - gas - 75 gallon
- ◇ 3 electrical panels
- ◇ New sump pump - 2013
- ◇ New water softener - 2013
- ◇ Upgraded security system - 2013