

Welcome to 500 Hunter Pass.

Dear Buyer,

Our family has lived in this home since 2000. From the first moment we drove up the driveway we fell in love with this home. We have enjoyed all aspects of this home and the surrounding property in particular the privacy that the landscaping provides, the elegance and size of each of the rooms, the outstanding quality of the finishes, and all of the upgrades considered by Jyland, the builder. This home combines "Old World" quality craftsmanship and nature with all of the modern conveniences that today's buyer seeks in a home.

The home easily lends itself towards entertaining all types and size of parties through the spacious combination of the formal dining and living rooms as well as the welcoming great room. The home's design and layout make entertainment seamless and enjoyable. In winter, the magnificent oversized wood-burning fireplace with custom built iron doors provides a dramatic focal point. While in summer the surrounding nature provides a perfect backdrop for a barbeque or cocktails with friends on the various patios and screened porch, or simply a cozy cup of coffee or tea in the early morning.

Regardless of season, we have enjoyed the unique views that each room including the bathrooms have provided our family, making nature a focal point of everyday life and an integral part of this home's charm.

Surrounding Amenities:

For the outdoor fitness enthusiast, there are many excellent trails nearby to run, walk or bike. Long Lake is also in close proximity allowing for a longer opportunity to enjoy the beautiful and proximate nature.

Additionally, there is an abundance of both private and public golf courses within only a 5-10 minute drive.

All types of local shopping ranging from your specialty grocery needs, fine antique and clothing stores are available just 3 miles from the home in downtown Wayzata, as are a variety of fine dining choices.

Downtown Minneapolis and all its dining, shopping, music, and other entertainment options is simply a quick 20-30 minute drive.

Local schools:

Orono, the local public school district for this home, repeatedly ranks among the best in the state both academically and athletically, and is highly regarded locally among families for its emphasis on small class sizes which rival some of the finest private schools in the area.

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Table of Particulars

500 Hunter Pass

Quality and elegance carry throughout - Old World Charm
with today's amenities.

Extra consideration was made to let in light.
Transom windows for floor to ceiling views of trees. Oversized windows.
Wall of windows in the family room.
Oval windows at high points of certain rooms.

Seclusion and privacy (no need to have a cabin up north),
a winding driveway through the woods is very relaxing and soothing
to come home to.

- ◇ House in pristine condition
- ◇ Secluded 8+ acres estate located on a safe cul-de-sac near access to freeways and downtown. Area across Hunter Pass in Trust , never to be developed.
- ◇ Sun areas front, back, pond side and screened big porch with room for entertainment and dinner on the deck
- ◇ Mahogany panels reminiscent of the Kenwood neighborhood
- ◇ 2 master suites
- ◇ Total of 4 bedrooms en suite bathroom and walk-in closets
- ◇ Stereo throughout including screen porch
- ◇ New cedar shingle roof in 2010
- ◇ Exterior painted in 2010
- ◇ Professional landscaping
- ◇ Slate hardscape with lots of boulders
- ◇ Pond with fountain
- ◇ Sprinkler system irrigation
- ◇ New well pump 2010
- ◇ Hot tub (6 people)
- ◇ Drinking water/ Reverse osmosis
- ◇ Electronic humidifiers(2)
- ◇ Venmar (fresh air intake)
- ◇ Current owners added 237 finished square feet in the lower level. Added bathroom & walk-in closet.
- ◇ Current owners also expanded the outdoor patios & walkways.

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- ◇ Entrance overhang porch with room for bench
- ◇ Custom hand milled solid wood front door
- ◇ Solid mahogany wood doors and panels
- ◇ Extra tall 8-inch mahogany baseboards
- ◇ 12-foot high ceilings & 15-foot high ceiling in family room
- ◇ Formal and informal living areas
- ◇ Brazilian rosewood wood floors in formal rooms, foyer and master suite
- ◇ Australian cypress wood floors in family room , kitchen and informal dining area
- ◇ Brazilian rosewood inlayed with Australian cypress in bar/stair landing
- ◇ Mahogany wet bar with sink and granite counter, wine cooler and refrigerator covered in Mahogany wood. Slide out cabinets, handmade pewter pulls.
- ◇ Top quality knotty pine cabinets with custom posts, glass door inserts, center island and ceilings in informal/Kitchen area. Multiple storage cabinets including television and pantries.
- ◇ Gourmet quality appliances: Dacor oven and warming drawer, Viking 6-burner unit in various burner sizes, oversized Sub Zero refrigerator covered in solid wood
- ◇ Master suite with extra large walk in closet with inbuilt drawers, built-in mahogany cabinet, private bath with gorgeous freestanding tub, steam shower, toilet room, two separate vanities, in-floor heat.
- ◇ Stairwell hand turned mahogany banister and newel posts.
- ◇ Stairwell 2 built-in window sill seats
- ◇ Vaulted ceiling with fan in screen porch. 3 sides of nature & treed views.
- ◇ Convenient mud room & laundry room. Asko Dishwasher, washing machine, and dryer, inlayed leaf design tile.
- ◇ Upstairs library/study offers vaulted ceiling with beams and all solid mahogany built-in shelves, drawers, and desk. New balcony in 2010. Multifunctional space: billiards, man cave, home office, teen hangout, craft room.
- ◇ Lower level has 10-foot high ceilings with 8-foot solid cherry wood doors and 6-inch cherry wood baseboards
- ◇ Family room/sitting area with walkout access to yard and patio and pond
- ◇ 3 bedrooms with en suite bathrooms with inlayed design tile, tall custom vanities
- ◇ 2nd master suite: French doors, 3/4 bath with in-floor heat, organized walk-in closet. Multifunctional room - exercise room, mother-in-law or guest suite.
- ◇ Cedar closet & linen closet
- ◇ Oversized heated and insulated 4-car garage with 2 drains, large windows & doggie shower.
- ◇ Parcel receipt room with window.

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