

# *table of particulars*

## Welcome to 6829 Park View Lane!

Terrific move-in ready home located in a beautiful, peaceful cul-de-sac setting! Numerous VALUABLE updates include all new Anderson windows, new roof, new furnace & air conditioner, completely remodeled kitchen with soft close cabinets, smudge proof slate appliances, new main level bathroom & whirlpool bath, new carpet in lower level. Spacious main level living room with gas fireplace. Charming backyard 3 season porch. Large lower level family room with bonus space for toys & hobbies. Oversized 2 car garage with workspace. Fenced backyard that's open for fun & games. This wonderful location is convenient to numerous parks, Eden Prairie schools & shopping yet tucked back by Edenbrook Conservation Area for a natural, quiet setting that's great to come home to.

- 0.33 acre lot | fenced backyard
- 2 car garage | oversized with work bench/tool area
- outdoor living spaces | 3 season porch | backyard deck
- large foyer with coat closet
- new kitchen | soft close cabinets, smudge proof slate GE appliances, granite counters, tile backsplash | wood look tile floor that extends into dining area
- living room with gas fireplace | large windows overlook backyard
- main level full bath | double vanity & new whirlpool bathtub
- 4 bedrooms | 2 on main level & 2 in lower level | bedroom 4 currently used as home office
- lower level family room with open spaces for game tables, crafts, hobbies, exercise or additional work space
- lower level 3/4 bath | laundry in utility room

### Updates & improvements

- 2021 new roof
- 2020 new Goodman heating & cooling
- All new Anderson windows throughout
- New carpet in lower level
- New radon mitigation system
- New stone surround on main level fireplace



All information is deemed reliable but not guaranteed and subject to change without notice.