

## Welcome to our Home at 15900 Nursery Drive

We purchased our home when being transferred back to the Twin Cities by our employer. It was a great move for us because we love it here and have relatives close by. And, we had thought an elderly parent would move in with us.

We selected this general location because of its proximity to parks, Lake Minnetonka and the shopping and restaurants in Wayzata, Excelsior and Minnetonka. Yet, it is only a 15-20 minute drive to the airport to catch an early morning flight (at least it will be once again when the Highway 62 / I-35W interchange is finished). It's also an easy commute to downtown Minneapolis on I-394 for work, sporting events, concerts or the theater.

After moving in we made a quite a few changes to enhance our enjoyment of everything this home has to offer. Our goal was to create a home for all seasons. We spend a lot of time in the lower walk-out during the spring, summer and fall. The view of the pond and wild life while seated in front of a fire on the upper level is spectacular during the winter months.

We replaced the existing deck with a low maintenance "Trex" deck with an "Under-Deck" ceiling. The old deck significantly obstructed the water views from both the upper and lower levels. We also added the patio to the backyard.

We especially enjoy early morning coffee and the newspaper from the patio. We're often joined by Minnesota natives who also enjoy the pond and its serenity - a wonderful white egret and a blue crane. Oh, and the Canadian geese also stop by on a regular basis.

In the evening, the patio is a great place to grill dinner and enjoy a glass of wine with neighbors. You can't help but relax with the fountain and waterfall in the background.

The new cabinets added to the lower family room make it a great place for a family get together or having a group over to watch a football game in high definition. My husband's adjacent office / game room was updated with hardwood floors, new molding and cabinetry at both ends. It really complements the functionality of the family room (and it's hard to get him out of there at times).

As much as we love this home, our needs have changed and we're very close to retirement. It's time for us to have two seasonal homes.

Sincerely,  
Current Homeowners

## Table of Particulars

### 15900 Nursery Drive

With impressive finishes & welcome spaces, exquisite charm radiates from this craftsman style home.

Greeted in the Foyer you immediately notice soaring ceilings and lovely views.

A nearby Office is a perfect spot for your desk or cozy chair & a book.

The Main Level living area offers unobstructed views from room to room.

As hardwood floors carry from the Foyer into the Kitchen, you'll gain access to the vaulted Living Room with fieldstone fireplace.

The gourmet Kitchen offers a practical design with a breakfast nook & overview of the formal Dining area.

Just off the Kitchen is a Guest Bath, Bedroom & Mud Room from the garage.

On the opposite side of the Main Level, you'll find the sophisticated Master Suite with backyard views & spacious Master Bath.

In the Lower Level awaits an unprecedented Recreational Room that's large enough for billiards & a desk with seating.

The Family Room has a built-in media center with shelves & access to the treasured patio.

Completing this level are a 3rd Bedroom, Full Bath & Utility Room.

A pond with waterfall creates the perfect backdrop for outdoor entertaining.

Whether it's from the Main Level Deck or the Lower Level Patio, you'll enjoy these pleasing amenities.

Nestled on a nearly one-half acre, this fabulous location is near Highway 7, the 62 "cross-town," I-494, international airport, shopping, schools, parks, trails & more.

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

## Table of Particulars

### Main Level

#### Foyer

- ◇ Inviting to all entities of home
- ◇ High ceiling with decorative sconce lighting & large window
- ◇ Open stairway to Lower Level
- ◇ Coat closet
- ◇ Maple hardwood flooring

#### Office

- ◇ Open views of Foyer
- ◇ Window seat
- ◇ Built-in bookshelves & cabinets

#### Living Room

- ◇ Great Room-style with 22' cathedral ceiling
- ◇ Large windows overlook backyard, pond & fountain
- ◇ Fieldstone wood-burning fireplace
- ◇ Built-ins with media center
- ◇ Open to Dining Room
- ◇ Maple hardwood flooring

#### Dining Room

- ◇ Vaulted ceiling with decorative sconce lighting
- ◇ Open to Family Room & Kitchen
- ◇ Sliding door to Deck
- ◇ Maple hardwood flooring

#### Kitchen

- ◇ Gourmet appliances include: Dacor range with copper overhead exhaust, cabinet front Sub-Zero refrigerator, LG microwave, ASKO dishwasher
- ◇ Informal dining space with curved wall of windows & deck access
- ◇ Maple cabinets with pantry
- ◇ Glass front cabinets facing Dining Room from center peninsula
- ◇ Maple hardwood flooring

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### Main Level

#### Master Suite

- ◇ Tray ceiling with beams
- ◇ Generous room size
- ◇ His & Hers closets
- ◇ Views of backyard & pond with waterfall

#### Master Bath

- ◇ Dual sink vanity
- ◇ Glass & tile shower
- ◇ Separate whirlpool tub
- ◇ Tray ceiling & window seat
- ◇ Tile flooring

#### Laundry Room/Mud Room

- ◇ Entry from Garage & located near Kitchen
- ◇ Maytag Neptune front load washer & dryer
- ◇ Upper & lower cabinets with coat closet

#### Full Guest Bath

- ◇ Tile flooring

#### Bedroom 2

- ◇ Closet with built-in drawers
- ◇ Window seat

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## Table of Particulars

### Lower Level

High 9' ceilings throughout

Plush carpet floors in Staircase, Family Room & Bedroom

#### Family Room

- ◇ Large open space with sliding doors to patio
- ◇ Impressive wall of built-in shelves with media center
  - ◇ Enameled with bead board backdrop
- ◇ Big window overlooks backyard & pond with waterfall
- ◇ Ceiling beams

#### Recreation Room - Office / Game Room

- ◇ Unlimited functions - currently its affectionately called the "Man Den"
- ◇ Lower half of walls feature wood panels
- ◇ Window seat encased with built-in shelves
  - ◇ Adjacent wall of built-in shelves & cabinets too
- ◇ Hardwood flooring

#### Bedroom 3

- ◇ Spacious with sitting area
- ◇ Curved wall of windows
- ◇ Large closet

#### Full Bath

- ◇ Tile floor

#### Utility Room

- ◇ Bryant high-efficiency furnace & air conditioner
- ◇ Aprilaire humidifier
- ◇ State water heater
- ◇ Auto-Soft water conditioner - owned
- ◇ Tons of storage & shelving

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- ◇ Wood shake roof with copper gutters
- ◇ Cedar shake siding with stone accents
- ◇ Maple millwork on Main Level
- ◇ Enameled millwork on Lower Level
- ◇ In-ground sprinkler system
- ◇ Easy sloping lawn with beautiful fountain, landscaping, perennial gardens & well placed trees

### Attached 3-car Garage

- ◇ Enters into Mud Room-style Laundry Room
- ◇ 28' x 25' with epoxy floor

### Outdoor Amenities

- ◇ Main Level Deck from Dining Room & Kitchen
- ◇ Lower Level Patio from Family Room
  - ◇ Dual seating areas
- ◇ Partial privacy fence

### Association

- ◇ Fees: \$750/year
- ◇ Shared amenities which include the backyard pond with waterfall

### Hopkins School District 270

- ◇ Glen Lake Elementary (K-6)
  - ◇ 952-988-5200
- ◇ Hopkins West Junior High School (7-9)
  - ◇ 952-988-4400
- ◇ Hopkins High School (10-12)
  - ◇ 952-988-4500

### Utilities

- ◇ Estimated Electric: \$ 144/month
- ◇ Estimated Gas: \$ 113/month

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# Improvements to Home

## Exterior of Home

- ◇ Removed wooden deck obstructing view of the pond from both the upper and lower levels of the house.
- ◇ Installed new Trex Deck with “Under Deck” ceiling
- ◇ Added washed aggregate patio and railing beneath the deck and a separate washed aggregate patio in front of the Office / Game Room windows.
- ◇ Added stone retaining walls
- ◇ Painted all white exterior trim of home
- ◇ Repaired and stained cedar fence
- ◇ Power washed entire exterior of house
- ◇ Resurfaced and sealed driveway
- ◇ Landscaped patio area in backyard as well as shrubs in front of home.
- ◇ Installed 7 mature trees on hillside

## Interior of Home

- ◇ Removal of outdated wallpaper
- ◇ Freshly painted interior
- ◇ Enameled woodwork in Lower Level
- ◇ Over 600 sq ft of hardwood flooring in Lower Level Office / Game Room
- ◇ New carpet in Lower Level Family Room
- ◇ New carpet in Bedroom 3
- ◇ Updated all bathrooms and kitchen fixtures
- ◇ Custom built-in bookcase and cabinets in Lower Level Family Room
- ◇ Custom wainscoting and crown molding in Office / Game Room
- ◇ Custom built-in bookcase/cabinets at North and South ends of Office / Game Room
- ◇ Custom window seats in Office / Game room
- ◇ Added additional cabinets in laundry room

## Electrical / Utility features

- ◇ Upgrade furnace with separate thermostat for lower level
- ◇ Added security system
- ◇ Added wired Internet connection to the desk area of Upper Level Office
- ◇ Re-wired the stereo system, adding plug-in outlets for stereo components
- ◇ Added remote eye so TV and stereo components could be placed inside the cabinets, out of view, in both Family Room and Living Room
- ◇ Installed new lights in ceiling in south end of Office / Game Room
- ◇ Added dimmer switch (rheostat) for ceiling lights in Office / Game Room
  - ◇ Added cable TV outlet in Office / Game Room

## Garage

- ◇ Epoxy coated the garage floor and added rubberized base molding
- ◇ Painted the lower half of the walls with water resistant paint
- ◇ Added storage shelving

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