

Table of Particulars

3950 Enchanted Lane

A stunning rebuild by Ron Lauer that rests amongst tall pines
and is surrounded in green spaces.
Incredible construction with beautiful architecture, exceptional finishes,
crown molding, and charming details.

The welcoming Cedar Front Porch is a great first impression
to the charm & enduring qualities of this home.

Lake Minnetonka grabs your attention upon entering
as the Living Room shares its fireplace with the Family Room and
also showcases lake views from a large arched window.

With gourmet appliances & hardwood floors,
this is truly a cherished floor plan that brings a casual ambiance with
an unobstructed Kitchen, Family Room & Dining Room that are great for entertaining.
Open the French doors and feel the lake breeze from the vaulted Screen Porch.

In the Master Suite, you'll appreciate privacy, a relaxing sitting area,
Bath with soaking tub & beautiful sunsets.

This level also offers a 2nd Bedroom, Laundry Room & 3/4 Bath.
And when you enter from the Garage and you'll find a Mud Room & Guest Bath.

In the Lower Level is a spacious 2nd Family Room, Home Office, Bedroom & 3/4 Bath.
Plus there is a newly finished room that's currently a Home Gym with loads of storage.

As an added convenience,
take the steps directly from the Garage to the Lower Level.

This cottage is surrounded in favorable spaces as attention to detail carries throughout the
property where flagstone, brick, wood & gardens beautifully mesh together.

Resting on a west-facing lot with 100' on Lake Minnetonka,
there's no need for a get-away... you're already here.

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Improvements by Current Owners

- * Storage shed 1100.00
- * Replace lower level doors and door hardware 1400.00
- * Replace all cabinet hardware, door hardware & light switch plates upper level 2500.00
- * Replace faucet, towel bar, & light fixture lower level bath 900.00
- * Planted 14 6-7 ft black hills spruce trees & large birch clump 2300.00
- * Buried overhead electrical wires 1500.00
- * Installed water irrigation system for whole property 5000.00
- * Installed electric for dock, pump & low voltage lighting 500.00
- * Installed 3 boulder retaining walls to add yard & shore up driveway 6500.00
- * Fill, black dirt, mulch, edging & grass seed 1600.00
- * Finished exercise room, furnace room, storage & bar 4800.00(material only)
- * Installed fence between neighbor with trash storage area 2000.00
- * Sheet rocked garage, made storage area above with pull down stairs 1500.00 (material only)
- * Replaced driveway with pavers 16,500.00
- * Blacktopped remainder of driveway 4000.00
- * Replaced stairs to lake 4000.00
- * Installed railing around decks 3500.00 (material only)
- * Installed in the floor heat, master bath 2500.00
- * Added ceiling fans to 2 bedrooms & screen porch 600.00 (fans only)
- * Hosta, mulch, extensive landscaping 3000.00 (material only)
- * Cut down several buckthorn trees & basswood to open yard 4800.00
- * Installed fire pit & patio 745.00 (material only)
- * Painted house exterior & trim, stained all decks in 2010 600.00 (material only)

Notable Outdoor Amenities

- * Private 1.41 acre lot - professionally landscaped with irrigation system for lawn & gardens
- * 100 feet of west-facing Lake Minnetonka frontage
- * Flagstone & brick walkways with perennial gardens & fire pit
- * Lakeside Screen Porch (16' x 14') with 2 Decks (20' x 12', 17' x 12')
- * Oversized 2-car Garage with work bench, storage & access to Kitchen or Lower Level
- * Security System
- * Storage shed

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Main Level

- ◇ Large arched windows for incredible lake views from nearly every room
- ◇ Hardwood floors except in Bedrooms, Baths & Laundry Room
- ◇ Oversized crown & base moldings
- ◇ Recessed rheostat lighting

Foyer

- ◇ Glass pane door with sidelights
- ◇ Coat closet

Living Room

- ◇ Dual-sided gas Fireplace with tile surround & hearth
- ◇ Built-in Media center
- ◇ Tray ceiling

Kitchen

- ◇ Granite counters & Gourmet appliances: Stainless steel range, warming drawer, microwave with Cabinet front refrigerator, dishwasher
- ◇ Enameled cabinets with under-cabinet lighting
- ◇ Natural wood center island with seating
- ◇ Eat-in dining nook

Dining Room

- ◇ Built-in display cabinet
- ◇ Tray ceiling

Family Room

- ◇ Dual-sided gas Fireplace with tile surround & hearth
- ◇ Built-in Media center
- ◇ Tray ceiling

Screen Porch

- ◇ Charming tongue & groove wood paneling
- ◇ Vaulted ceiling with fan
- ◇ Leads the way to the lakeside amenities

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Main Level

Master Suite

- ◇ Bedroom
 - ◇ Spacious room size with French door entry
 - ◇ Tray ceiling with bead board inlay & fan
 - ◇ Plantation shutters on non-lakeside windows
 - ◇ Plush carpet
- ◇ Master Bath
 - ◇ Soaking tub with tile surround & ceiling fan
 - ◇ Fully-tiled shower with multiple shower heads
 - ◇ Separate dual vanities plus make-up vanity
 - ◇ Private toilet
 - ◇ Oversized tile floor with in-floor heat
 - ◇ Large walk-in closet with organizers

Bedroom 2

- ◇ Large bay window
- ◇ Ceiling fan
- ◇ Plush carpet

Laundry Room

- ◇ Maytag Atlantis washer & dryer
- ◇ Upper cabinets with counter & hanging rods
- ◇ Tile floor

Mud Room

- ◇ Coat closet

Guest Bath

- ◇ Pedestal sink & bead board

3/4 Bath

- ◇ Furniture inspired vanity with granite top
- ◇ Fully-tiled shower with glass doors
- ◇ Tile floor

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Lower Level

- ◇ Oversized crown & base moldings
- ◇ Plush carpet except in Amusement Room/Bar/Exercise Room
- ◇ Large egress windows create lake views & sun filled rooms

2nd Family Room/Recreation Room

- ◇ Built-in Media Center

3rd Bedroom

- ◇ Large closet for extra storage
- ◇ Ceiling fan

Office

- ◇ Glass French doors
- ◇ Natural wood built-in bookshelves, wood panel, crown molding & trim
- ◇ Potential 4th Bedroom by adding a closet

Amusement Room

- ◇ Numerous functions - Exercise Room, Toy Room, Billiards
- ◇ Bar area & lots of storage
- ◇ Access from Garage

3/4 Bath

Utility Room

- ◇ Carrier furnace & air conditioner
- ◇ Aprilaire humidifier
- ◇ Bradford White water heater
- ◇ Loads of storage shelves

Westonka School District 277

Utilities

- ◇ Estimated Electric: \$ 126/month
- ◇ Estimated Gas: \$ 83/month

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