

Welcome to 3155 Casco Circle!

New England influenced two-story offers 125 feet of great south-face lake-shore in your backyard & a city park in your front yard.

From the soaring Foyer you'll immediately notice
the open & spacious Main Level.

Sliding doors & big windows in the Living Room areas bring the lake into view. A Formal Dining Room blends beautifully too.

In the Kitchen appreciate looking towards a city park or through the Informal Dining to the lakeside Family Room. Hardwood floors & a fieldstone fireplace add a casual ambiance while the 3-season Porch is just a step away.

Upstairs you'll find a large Master Suite with private Bath & Sitting Room that can also be used as a nursery or bedroom.
There's also the second Bedroom & Full Bath here too.

Walk out to your level yard & lakeshore from the Lower Level's Family Room or enjoy an evening of entertaining with the wet bar's convenience.
A 4th bedroom can double as the Home Office or Guest Room
with nearby 3/4 Bath.

With coveted lakeshore,
capture spectacular views over deep water from almost every room or the multi-level deck that spans the entire back of the home.

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

Table of Particulars

Notable Amenities

125 feet of hard sandy beach shoreline

.70 acre lot with mature trees

4-Car Garage ~ two detached 2-car garages ~ large one built in 1982

New Cedar roof in 1998

Invisible fence

In-ground Sprinkler System

Well water to outdoor spigots only

Mechanicals

◇ Main floor furnace 1985 ~ Main floor air conditioner 2009

◇ 2nd Level furnace 1998 ~ 2nd Level air conditioner 1994

◇ Water heater 2010

Current owner remodeled the Main Level, removed a bedroom upstairs to create the 2-story Foyer and finished the entire Lower Level.

Pull-down stairs for access to a large attic

Wildlife/City park across the street

Near restaurants, shopping, Post Office, City & Metro bus stops

Parcel ID: 20-117-23-43-0027

Area (acres): 0.70

Property Type: RESIDENTIAL LAKE

Homestead: HOMESTEAD

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Table of Particulars

Main Level

2-story Foyer

- ◇ Hardwood floor

Living Room

- ◇ Incredible lake views & open floor plan
- ◇ Floor to ceiling fireplace

Formal Dining Room

- ◇ Spacious & open to Living Room
- ◇ Sliding doors to expansive backyard Deck

Kitchen

- ◇ Custom cabinets w/pull-out drawers, spice racks, pantry
- ◇ Ceramic tile backsplash & solid surface center island
- ◇ Planning desk & Hardwood floor

Informal Dining Room

- ◇ Sliding doors to Porch
- ◇ Hardwood floor

Lakeside Family Room

- ◇ Vaulted with exposed pine beams & large windows
- ◇ Fieldstone surrounds fireplace

3-Season Porch

- ◇ Relaxing lake views
- ◇ 4 sets of patio doors for great ventilation
- ◇ Access to the multi-level Deck

Multi-level Deck

- ◇ Spans entire lakeside of home
- ◇ Stunning views of lake & level backyard

Home Office

- ◇ Look-through window to Porch & Lake Minnetonka

Guest Bath

Table of Particulars

Upper Level

Lakeside Master Suite

- ◇ Wake up to big lake views
- ◇ Private Full Bath with separate tub & shower, dual sinks, tile floor
- ◇ Glass pane French Doors to Sitting Room

Bedroom 2

- ◇ Lakeside & spacious
- ◇ Large closet

Bedroom 3 is currently used as Master Sitting Room

Laundry Room

Full Bath

Walkout Lower Level

2nd Family Room

- ◇ Wall of windows
- ◇ Wet bar
- ◇ Access to the great outdoors
- ◇ Wood floor

Bedroom 4

- ◇ Spacious - great teen room or Guest Suite

3/4 Bath

Mechanicals & 2nd Laundry

Westonka School District 277

Shirley Hills Primary (K-4)

Grandview Middle (5-7)

Westonka High (8-12)

Estimated Gas: \$82/month ~ Estimated Electric: \$122/month

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