

Dear Prospective Buyer,

We have loved living in this home and this neighborhood for the last eight years. The neighbors on our street of 10 homes range from families with young children to some empty nesters. Everyone gets along and socializes and looks out for each other. Our home's location on the street is especially nice because it is so quiet and secluded. You can have all the privacy you want but with wonderful neighbors and kids playing right up the street. To have this sort of woodsy feel and yet be so close to shopping, fabulous schools, walking and bike paths, Freeman Park, the quaint and entertaining city of Excelsior and, of course, one block from Lake Minnetonka and Crescent Beach has really made our time here the best of all worlds.

About 7 years ago we finished out the basement from a totally unfinished basement to what it is now. About 5 years ago, we totally redid our landscaping. When we purchased the home, the landscaping was just mulch and oak trees and some random smaller bushes with a concrete walkway up to a concrete front entrance. We employed Exterior Design Studio of Edina to create and install all the soft and hard scape, lighting, and irrigation that you see today. We also added the wonderful firepit that we have loved over the years, which is a favorite pastime for many a Minnesotan.

In addition, the main and second floors were painted in 2010. In 2009 we installed the hardwood Maple floors on the main floor. We had a new roof installed in 2006 thanks to a hail storm in the area. Basically, this house is ready and maintenance free for the next homeowner!

*Sincerely,
The Current Homeowners*

Welcome to
25735 Maple View Court!

A picture-perfect home tucked in a park-like setting with privacy & expansive wetland views - this home truly evokes so many emotions.

The Foyer opens brilliantly to the Main Level where you'll enjoy fabulous scenes of the backyard & wetlands. The Living Room, gourmet Kitchen & Formal Dining offer uncompromised views of each other while a Home Office provides a coveted convenience. Just off the Kitchen & Informal Dining is lovely Deck where you'll appreciate Saturday morning coffee or a relaxing evening with friends. A Guest Bath, Mud & Laundry Rooms complete the Main Level.

Upstairs there are 4 Bedrooms, 2 Bathrooms which include the spacious Master Suite with impressive views, alcove wall & a spa-inspired Full Bath. There's also a Hallway that overlooks & gives the Foyer a 19-foot ceiling.

In the Lower Level discover a h-u-g-e entertainment area where you can gather at the wet bar, watch a favorite movie or enjoy a friendly game of billiards. The Exercise Room, 5th Bedroom & a Utility Room with storage are also located here.

An extensive & professionally-designed landscaping project brings the indoors out!
From the generous use of shrubs & trees
to the boulder rock accents
to the flagstone patio, you'll truly appreciate this unrivaled home located in a spirited cul-de-sac neighborhood.

Table of Particulars

Extensive Landscaping Project - 2006

- ◇ Flagstone walkways & Patio with in-ground fire pit
- ◇ Paver sidewalk & steps to front door
- ◇ Boulder rock wall & accents
- ◇ Specialty trees & shrubs
- ◇ Irrigation & lighting systems

Other Notable Amenities

- ◇ Maple cabinets & millwork
- ◇ Tall ceilings - 19' Foyer, 10' Main Level, 9' Lower Level
- ◇ Maple hardwood flooring ~ Living Room, Kitchen, Informal & Formal Dining, Foyer - 2009
- ◇ Ceramic tile flooring ~ Mud & Laundry Rooms
- ◇ Carpet flooring ~ Lower Level, Bedrooms, Home Office & Stairs
- ◇ Recessed lighting throughout Main & Lower Levels
- ◇ New roof - 2006
- ◇ Finished lower level - 2004
- ◇ 0.49 acre lot with established landscape & private wetland views
- ◇ Insulated 3-car Garage with loads of storage
- ◇ 4,726 finished square feet - 5 bedrooms - 4 baths
- ◇ Minnetonka Schools
- ◇ Neighborhood includes children from 1st Grade to High School

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

Table of Particulars - Main Level

Foyer

- ◇ Glass French door with side lights
- ◇ Transom arch window over door & 19' ceiling
- ◇ Open to Living Room
- ◇ Dual-sided marble surround fireplace

Living Room

- ◇ Open from Foyer & unobstructed to Kitchen
- ◇ Media & cabinet station with dual-sided marble surround fireplace

Kitchen & Informal Dining

- ◇ Enameled cabinets with Pantry
- ◇ Solid surface counters with built-in sink & center island with seating
- ◇ Cabinet-front refrigerator, stainless steel KitchenAid cooktop, microwave, double wall ovens, dishwasher
- ◇ Bay window & Deck access

Formal Dining Room

- ◇ Tray ceiling
- ◇ Open & inviting

Home Office

- ◇ Wall of upper & lower cabinets with long work surface
- ◇ Under cabinet task lighting
- ◇ Tray ceiling with fan
- ◇ Glass French doors

Mud Room

- ◇ Coat closet & built-in storage bench

Laundry Room

- ◇ Upper & lower cabinets with sink
- ◇ Maytag washer & dryer

Guest Bath

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Table of Particulars ~ Upper Level

Master Suite

- ◇ Spacious with large windows overlooking backyard
- ◇ Tray ceiling with fan
- ◇ Wall sconce lighting accents

Master Bath

- ◇ Large jet tub
- ◇ Separate full-tile shower with glass door
- ◇ His & Her vanities plus 2 linen closets
- ◇ Private toilet
- ◇ Walk-in closet with organizers

Bedrooms 2, 3 & 4

- ◇ Large windows & big views
- ◇ Ceiling fan

Full Bath

- ◇ Large vanity with 2 sinks
- ◇ Linen closet
- ◇ Private shower, bath & toilet

Hallway

- ◇ Overlooks Foyer
- ◇ Built-in storage closet

Table of Particulars ~ Lower Level

Family Room & Billiards Room

- ◇ Built-in cabinets & media
- ◇ Limestone surrounds gas fireplace
- ◇ Billiards & game table area
- ◇ Alcove wall with sconce lighting
- ◇ Pool table & recessed lighting

Wet Bar

- ◇ Maple cabinets with granite tile top & pedestal lighting
- ◇ Beverage frig

Bedroom 5

- ◇ French doors

3/4 Bath

- ◇ Tall vanity with linen closet
- ◇ Fully-tiled shower with glass door

Exercise Room

- ◇ Glass French doors

Utility Room

- ◇ Gibson furnace & air conditioner
- ◇ Lifebreath Heat Recovery Ventilator
- ◇ Aprilaire furnace humidifier
- ◇ Bradford White water heater
- ◇ Kenmore water softener
- ◇ Storage & more storage

Under-stair storage

- ◇ Convenient location for Patio entertaining supplies

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