

## Welcome to 1510 Green Trees Road.

This property is truly unmatched with tree top lake views & a deck that spans the entire lakeside of home. Inside & out, this exquisite home offers elegant amenities in a great location.

A soaring Foyer welcomes you inside where your eye is drawn to the stunning millwork, beautiful blend of quality finishes, and of course Lake Minnetonka as a backdrop.

The Formal Living Room is inviting & a nearby Formal Dining Room sets the table for all your special occasions.

Hardwood floors take you into the two-story Family Room that offers a stunning fireplace flanked with Cherry built-ins.

In the Kitchen appreciate the casual lakeside dining, superior appliances, special storage features & a magnificent center island where everyone has a place to help prepare for the meal or party.

Also begging for your attention is a lakeside Sun Room - perfect for year round enjoyment.

A sophisticated Office, Guest Bath and convenient Mud & Laundry Rooms are located on the Main Level too.

Offering privacy & lake views, upstairs you will find a spacious Master Suite.

Abundant in size with extraordinary amenities, this Suite is sure to please.

And not to be forgotten are two more bedrooms each offering their own bathrooms.

The Lower Level is unlimited in activities & fun - watch a movie, gather around the wet bar, grab a friendly game of pool or simply chat in front of the fire.

A fourth Bedroom has its own 3/4 Bath

while the high-powered Exercise Room offers a personal training facility.

A 132-bottle Wine Cellar, Guest Bath and loads of storage space complete this level.

As Lake Minnetonka grabs your interest, this masterpiece compliments your lifestyle.

### Notable Features

- ◇ South facing panoramic Lake Minnetonka views
  - ◇ 128 feet of Lake Minnetonka shoreline
  - ◇ Wooded & private 2.17 acre lot - 2 PIDs
- ◇ Fully integrated audio - speakers throughout main & lower levels
- ◇ Motion activated lights in all closets including lower level Cedar closet
  - ◇ Wine Cellar with Wine Tasting Table
  - ◇ Attached insulated 3-car garage
- ◇ 4 fireplaces: Living Room, upper & lower level Family Rooms, Master Suite
  - ◇ Award winning Orono School District

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

## Improvements

### Exterior

- ◇ New driveway and added pavers to front entry way
- ◇ Stucco repairs made in accordance with CMT test report
- ◇ ¾ new roof
- ◇ Added maintenance free gutters and downspouts - front
- ◇ New deck and railings - off sun room, office, 2<sup>nd</sup> floor rear bedroom, master bedroom
- ◇ New roof over the sun room / master bedroom deck
- ◇ Replaced storm doors for utility room and family room entrance doors
- ◇ Replaced high efficiency AC units
- ◇ Replaced high efficiency water softener
- ◇ Replaced high efficiency water heater
- ◇ Replaced submersible water pump

### Interior Lower Level – completely renovated in 2000 to include:

- ◇ Added powder room
- ◇ Media room with home theater with surround sound system and full audio throughout
- ◇ Added all cherry cabinets and trim and granite countertops
- ◇ Added large windows opposite the new bar
- ◇ Added exercise area and French doors
- ◇ Added powder room
- ◇ Added wine cellar
- ◇ Added bar area with cabinets, sink and appliances
- ◇ Added large wall of closets
- ◇ Added tile and carpeting through-out
- ◇ Added gas insert fireplace
- ◇ Opened staircase and added railing
- ◇ Opened entry passage areas
- ◇ Added all crown molding

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## Improvements

Interior First Floor - renovations by Robert Waade in 1998 include:

- ◇ Installed hard wood floors in family room, kitchen, office, dining room
- ◇ Renovated powder room
- ◇ Renovated kitchen area with new granite counter-tops and new appliances
- ◇ Added high door trim surrounds in kitchen area
- ◇ Replaced all windows and the door in the sun room (maintenance free)
- ◇ Added custom French doors between kitchen and dining room
- ◇ Added new cherry wood cabinets in family room
- ◇ Added family room fireplace gas insert
- ◇ Added family room home theater with surround sound system and full audio throughout
- ◇ Redesigned the living room fire place and mantle
- ◇ Added cherry wood cabinets and paneling in the office area
- ◇ Added new deck and railing off of the office area, sun room and kitchen
- ◇ Added crown molding and wainscoting throughout the first and second floors and up the stairs and the entry foyer
- ◇ Added tile to the sunroom, utility room, garage entry area and cloakroom
- ◇ Added granite counter-tops in the utility room
- ◇ Newer washer and dryer
- ◇ Added shutters and blinds
- ◇ Added new light fixtures in kitchen, foyer, dining room and hallways

Interior Second Floor - renovations in 2005 include:

- ◇ Added two new baths which provided two en-suite bedrooms
- ◇ Added window in the master bath shower
- ◇ Renovated the master bath - new mirrors, tile, granite and fixtures
- ◇ Added crown molding and concealed lighting in the master bedroom
- ◇ Added master bedroom home theater system
- ◇ Added sliding glass door in the master bedroom
- ◇ Added maintenance free decking off master bedroom and 2<sup>nd</sup> floor rear bedroom
- ◇ Added crown molding
- ◇ Newer carpeting

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