

# Table of Particulars

Welcome to 4777 Lyman Court in Greenwood!

Recently updated & well maintained home tucked into a quiet cul-de-sac that is located in one of Lake Minnetonka's most desired communities.

Updated finishes & amenities sought-after by today's buyers.

Large open kitchen, dining & great room alongside a charming sun room.

Trees line the backyard & side yards to offer privacy. Full size windows in the lower level bring in lots of light. Enjoy neighborhood access to the Lake Minnetonka Regional Trail that follows the shores of Lake Minnetonka to the charming city of Excelsior.

- Homeowner Association to preserve integrity of 25 home development.
  - Association maintained private access to Lake Minnetonka Regional Trail system, a walking & biking path.
  - \$150 yearly dues
- Vaulted great room | kitchen with center island | 4 season porch/sun room & large private deck
- Main floor laundry | mud room | home office
- 4 bedrooms upstairs include large master suite
- Walkout lower level | family room with game table area | bedroom 5 & 3/4 bath | Cedar closet | large storage room
- Paver paths lead through gorgeous perennial plants & flowers | lawn sprinkler system
- 4 car garage | 3 cars wide | 1 tandem stall | great storage
- 2 gas burning fireplaces
- Quiet cul-de-sac location in Minnetonka Schools | Deephaven Elementary

## Major home updates

### Main floor update 2018

- Hardwood floors refinished throughout
- All new paint throughout
- Kitchen: cabinets enameled, new doors & hardware added, new backsplash
- Laundry: lockers & cabinets added, cabinetry enameled, new countertop, sink, faucet & lighting
- Sun Room: millwork enameled
- New treated Cedar shake roof – spring 2017

### Great Room remodel – fall 2012

- Removed old media cabinet, added new built-in cabinetry, moldings, carpet & paint, added recessed lighting & ceiling fan, new fireplace surround

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## **Additional improvements**

- Refresh master bath with new paint, lighting, mirrors & hardware – 2018
- New landscaping throughout property – 2013-2018
- 4 raised garden beds added – 2015-2017
- Garage interior repainted, carpet on stairs replaced, additional storage added – 2018
- Radon mitigation system added – 2017
- New front door – 2016
- Painted exterior – 2015
- Sump pumps: proactively installed two new sump pumps & battery backups – 2017
- Sump pump “A”: moved exit from southwest corner in cedar closet into the front landscaping – 2016
- Sump pump “B”: moved exit to a drainage pit farther from the house – identified by the orange pole on side of house – 2014
- New windows: basement slider window by walkout – 2016, large east facing Great Room windows – 2013
- Lower level walkout pavers: reset/pitched pavers by lower level walkout to more efficiently remove rain water – 2014
- Refresh guest bath & lower level bath: new paint, lighting, faucets & toilets – 2014
- New water softener – 2013
- New water storage tank – 2013

## **Major items from previous owner**

- New furnace – 2011
- New water heater – 2008
- 4<sup>th</sup> stall garage addition – 2005
- New garage doors – 2004

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## Location, Location, Location!

- Minnetonka Schools | ISD #276 | Deephaven Elem. | Middle School East | Minnetonka H.S.
- Small town living with easy access to the city - 18 miles to Minneapolis, 22 miles to the airport
- Easy biking access to the charming lake community of Excelsior – one mile by trail
- Lake Minnetonka Trail - 17 miles long from Victoria to Hopkins (with access to many other trail systems in all directions)
- Lake Minnetonka swimming access has been enjoyed by the neighborhood for 25 years.
- Numerous parks and lifeguard monitored beaches are within a one mile radius and accessible by trail
- 1/2 mile by trail to the Old Log Theater – Minnesota’s oldest playhouse and the beginnings for many famous performers
- Boat slips for city residents available in St Alban’s Bay (currently a wait list)
- Greenwood city docks located in St. Albans Bay. Available to residents. Contact city for more information. [www.GreenwoodMN.com](http://www.GreenwoodMN.com) or 952.474.6633

Parcel Address:

4777 Lyman Court, Greenwood, MN 55331

Parcel ID: 26.117.23.13.0067

Lot size: 0.6 acre

Property Type: RESIDENTIAL

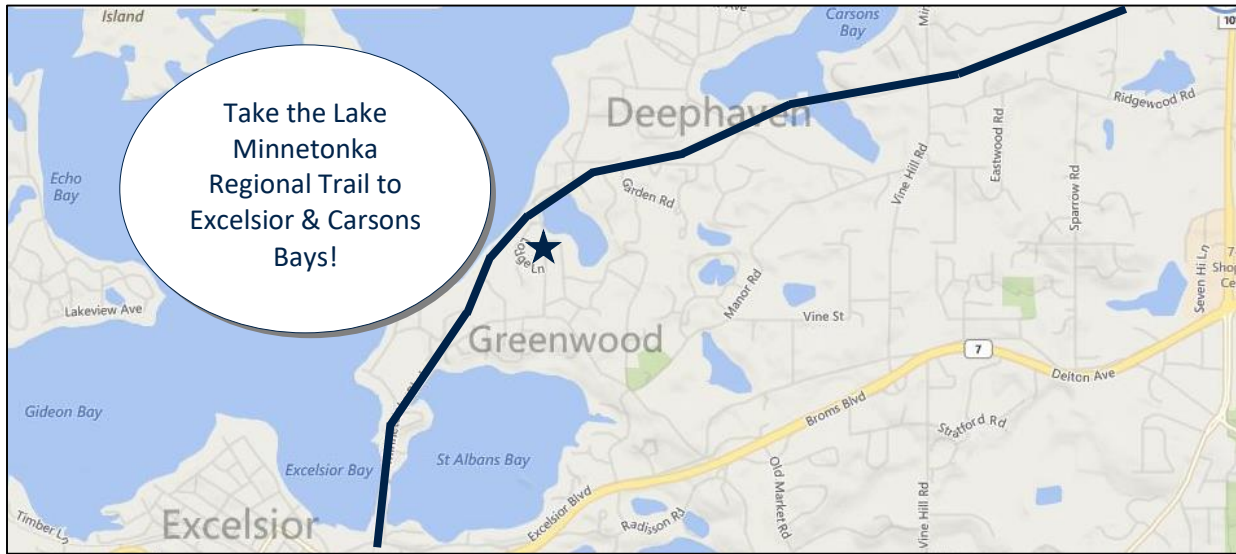
Homestead: HOMESTEAD



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All information is deemed reliable but not guaranteed and subject to change without notice. Property lines are approximate.

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