

# Table of Particulars

Tucked into 1.53 acres of natural wooded privacy!

This floor plan provides 'tree house' views from all rooms including a sun room surrounded in 3 walls of windows & nature's beauty.

Walkout lower level. Shaded patio, pond. Year 'round enjoy a cottage w/electric & wood stove. Outdoor games in the summer, sledding in the winter.

An absolute scenic oasis in the middle of Minnetonka. Deephaven Elem.

Near Reich Park, shopping, dining, groceries, high school, Excelsior & so much more!

A fantastic convenient yet private location.

Since acquiring the house in November 2011 the seller has put over \$100,000 into renovations.

## Updates:

- Lower level renovation with plywood walls removed, drywall installed, and old plywood bar removed. New paint, new carpeting. New carpeting stairs and upper level.
- Winter 2012 – Fireplace tuck pointing – exterior bricks.
- Summer 2013 – New exterior pillars installed (removed old wood doweling and fence from front porch. Exterior of house painted. New roof vents installed.
- Fall 2013 – Upper level fireplace renovation (new stone, drywall over white bricks) and gas fireplace insert installed.
- Fall 2014 - Classic tile floor installed in foyer/laundry room.
- Winter 2013 – Over \$10,000 speaker/stereo system installed entire house.
- Spring 2014 – New landscape lighting installed using energy efficient bulbs
- New Roof and Gutters – Spring 2014
- Spring 2014 – New main floor bathroom including full tile, tub, toilet, vanity, sink, mirror
- 2014 – Kitchen renovation. Granite installed on counters and island. New Bosch state of the art stove inserted in island, new appliances, new garbage disposal, Grohe faucets installed.
- Summer 2016 – lower level bath renovation with new tile floor/shower, vanity, granite top, toilet.
- Summer 2016 – New maintenance free decking installed. Cottage painted exterior/interior and new wood burning stove installed.
- Winter 2016 – main floor fireplace inspected and cleaned (no issues).
- 2017 – Kitchen backsplash installed.
- 2017 – Upper level kitchen, living and hallway painted.
- 2017 – Boiler checked and cleaned. In proper & safe working order.