

Welcome to 224 Lake Street East in Waconia!

Dear Prospective Buyer:

Thank you for considering our home. Lake Waconia is a special community and we've been privileged to enjoy this property that is truly a reflection of the uniquely Minnesotan year-round active lifestyle.

Both of our kids graduated from Waconia High School. Our son earned 10 athletic letters (football, hockey and golf), and after one year of junior hockey he went on to Arizona State University to study business. Our daughter graduated near the top of her class and is now a collegiate gymnast at the University of Arizona.

A career change has taken us to Denver, Colorado, which now creates the opportunity for you to own this highly unique, fun-on-steroids, executive lake estate. Some of our favorite activities / memories include the following (in alpha order):

- 4th of July parties . . . watching the fireworks from the back yard / dock / porch / living room
- Biking around the lake or to St. Boni to catch the trails
- Bonfire's on the shore
- Burgers at Hoppers
- Fishing, fishing and more fishing . . . and ice fishing
- Hockey / skating on the lake
- Horseshoes and lawn bowling on the shore
- Island adventures
- Jet-skiing
- Kayaking
- Making a fort in the loft
- Meeting friends at Lola's (and walking home!)
- Nordic skiing around the lake (or catch the trails)
- Paddle boarding
- Rebuilding a '67 Mercury Cougar in the back garage
- Snowmobiling (out the back door to Canada, if you want to)
- Sunset cruises on the boat
- Sun tanning on the dock (our daughter)
- Tobogganing / snowboarding in the backyard
- Tubing, wake-boarding and water skiing
- Walking to town for . . . church, bowling, movies, eating, shopping, etc . . .
- Windsurfing
- Whiffle ball games
- Water trampoline
- . . . and the list goes on

We're an active family and we experienced everything this great property, lake and community has to offer. We sincerely hope that you have the opportunity to make your own amazing experiences here at 224 Lake St. East.

Sincerely,
The Mattsons