

Welcome to 135 Black Oaks Lane!

Overlooking 245 feet of west facing lakeshore on Gleason Lake, this home's design & architectural features lift it to a category all its own.

Designed by Minneapolis architects Thorshov & Cerny,

built in 1948 & masterfully renovated by its current owners.

Specific attention was given to preserving, reviving & incorporating original elements with new.

You'll also appreciate the convenient location and quiet 2 acre setting.

- ◇ 245 feet west face Gleason Lake lakeshore
 - ◇ 140 acre private lake with small & large mouth bass, crappies, sun fish & northern
 - ◇ Quiet lake with few power boats, great for kayaks, paddle boards and water skiing
- ◇ Better Homes and Gardens cover in November 1954
- ◇ Complete 2007 renovation
 - ◇ Recognized by NARI - National Association of the Remodeling Industry
 - ◇ New and restored Australian Gumwood for floors, valances, millwork
 - ◇ Completely new Cedar siding
 - ◇ New windows
 - ◇ Converted fireplace to gas and maintained original stone surround
 - ◇ Professionally Grasscloth papered walls
 - ◇ Upscale track lighting for detailing & enhancing wall art
 - ◇ Surround sound system with built-in speakers throughout
 - ◇ 2 Water Doctor systems - one for house & one for sprinkler system
- ◇ Professional landscape
- ◇ Home security system
- ◇ Lawn irrigation system
- ◇ Flagstone walkways & patios
- ◇ Private road maintenance agreement - \$200-250/year

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

Table of Particulars

Main Level

Foyer

- ◇ New front door with Bauhaus designed glass
- ◇ New travertine limestone tile floor
- ◇ Large coat closet with original 'card table' storage

Office

- ◇ Japanese Shoji screen closet doors
- ◇ Grasscloth wall paper
- ◇ Bamboo floor

Lakeside Living Room

- ◇ Vaulted ceiling
- ◇ Original fireplace surround - converted to gas
- ◇ Added bench seats with storage
- ◇ Glass French doors to Sun Room

Lakeside Sun Room Addition

- ◇ Redwood ceiling - from original Redwood reclaimed exterior siding
- ◇ Slate tile floor
- ◇ Access to flagstone patio

Lakeside Kitchen & Dining Room & Family Room

- ◇ Open concept with wall of windows showcase lake views
- ◇ Gourmet quality appliances: Wolf cooktop, cabinet front refrigerator & freezer, 2 Dacor wall ovens, Bosch dishwasher, wine fridge
- ◇ Cambria countertops with under mount stainless steel Franke sink
- ◇ Glass covered Grasscloth backsplash
- ◇ Bi-level peninsula with seating & built-in cabinets for glassware
- ◇ Horizontal White Oak custom cabinets & pantry and drawers that automatically close

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Main Level

Lakeside Master Suite

- ◇ Spacious with long sunset views & outdoor access
- ◇ Linen closet made from repurposed wood during renovation
- ◇ Walk-in Closet with organized storage
- ◇ Master Bath
 - ◇ Fully tiled walk-in shower with separate corner tub
 - ◇ Cambria topped dual vanities
 - ◇ Mirror enhanced with sconce lighting

Mud Room

- ◇ Separate outside entry - come in from a day on the lake & leave the wet towels here
- ◇ Coat closet

Laundry Room

- ◇ Frigidaire stacked washer & dryer
- ◇ Corian topped folding cabinet plus storage cabinet

Guest Bath

- ◇ Added pocket door
- ◇ New wallpaper, sink & toilet
- ◇ New travertine limestone tile floor

2+ Car Garage

- ◇ Epoxy finished garage floor
- ◇ Original kitchen cabinets

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Table of Particulars Upper Level & Lower Level

Upper Level

- ◇ Great views from every room
- ◇ Original Oak floors - sanded and refinished

Loft Area Study/Office

- ◇ Large built-in desk with storage cabinets
- ◇ Oversized sliding doors to bedroom

Bedroom One - currently used as a Den

- ◇ Built-in cabinets

Bedroom Two

- ◇ Large dressing room

Full Bath

- ◇ Original marble vanity & sink
- ◇ New tile & wallpaper in style of original house
- ◇ New toilet & refurbished tub

Wall Art Center

- ◇ Current owners' passion & hobby for a personal art studio

Lower Level

- ◇ Plush carpet
- ◇ Large Family Room
- ◇ Guest Bath
- ◇ Utility & Storage Rooms
- ◇ Crawl space provides storage too

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