

Table of Particulars

As you enter Lake Minnetonka grabs your attention!

Dramatic, exquisite and spacious home is warm, inviting and loaded with extras. 75' of sandy bottom rip rap shoreline on Halsted Bay. Kings Point, where there's a sense of community & a serene lake setting you're excited to come home to.

- ◇ 75 feet lakeshore with big views & great sunsets
 - ◇ Rip rap & new dock steps installed 3 years ago
- ◇ Tiered lakeside yard & setting - 0.92 acre lot
 - ◇ Perennials and concrete driveway, quiet area with fire pit
- ◇ Tall baseboards, oversized crown moldings, solid wood doors
- ◇ 3 zoned heating and cooling - each level its own zone
- ◇ In-floor heating in upper level baths, mud room, and 3 zones in lower level & garage
- ◇ Central vacuum system
- ◇ Lake pump for outdoor irrigation system, faucet at dock & side of home
- ◇ 3 gas fireplaces: great room, family room, master bedroom
- ◇ Gourmet kitchen: Kohler sink & prep sink, Viking refrigerator/freezer, Viking range, 2 Bosch dishwashers, pantry, center island with seating & nearby planning desk, beverage/wine fridge
- ◇ Pantry & upper level closets have motion lighting
- ◇ Large mud room with built-in cubbies/lockers & a walk-in closet
- ◇ 2 laundry rooms - upper level and main level
- ◇ Wet bar: Samsung full size refrigerator/freezer & dishwasher, KitchenAid ice maker
- ◇ Exercise room with rubberized floor and sauna
- ◇ Quality mechanicals: 2 Lennox HVAC systems, Venmar air exchanger, Triangle Tube Prestige condensing boiler & Smart indirect water heater, Flotec water pump, iron filter & water softener for house water
- ◇ Spancrete 3-car garage with 3 separate garage doors
 - ◇ Lower level storage area is pre-wired for future plans of 1/2 theatre & 1/2 storage. Theatre would have counter height outlets for popcorn makers, etc. JJ Vanderson did all the wiring in the home including central vac - reliable source w/ original electrical specs.
- ◇ Home is 'wired to the max' including electric at the dock & on the deck
- ◇ Sauna has drain & hookup for future hot tub and dehumidifier

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