

**SUPPLEMENTAL INFORMATION: 24823 115<sup>TH</sup> St NW Livonia Twp MN**

This beautiful and quaint walk out two-story with its covered front porch looks like a featured property out of Better Homes and Gardens! This one owner home is in mint condition, shows like brand new and is only available due to job relocation! Neutral tasteful décor throughout. Located in the perfect setting - a peaceful, wooded and quiet neighborhood cul de sac with nothing but wilderness on all three sides! Nice acreage community with enough space to appreciate the peace and quietness of country living, yet has mix of families with children of all ages. Located south of Zimmerman with close freeway access for quick commute. Current owners have enjoyed the Sand Dune State Forrest, Sherburne County Wildlife Refuge (just a few minutes from home), Blue Lake swimming beach, and many other nearby recreational lakes. This quality built home is loaded with upgrades and extras and is available for immediate possession! EXTRA BONUS! Detached 40x32 stick built garage was built in 2004 - features stone accents on front and its interior is insulated & sheet rocked!!

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**Additional Property Info:**

- Solid oak raised panel doors and cabinetry throughout
- Gleaming birch wood floors throughout main level
- Main floor vaulted family room with gas fireplace w/brick surround
- Informal dining room features built in bookcase & display shelving
- Beautiful vaulted three season porch is off of the informal dining room and features knotty pine woodwork throughout walls and ceiling, exit door to large deck, year round use if supplemental heat is added – is very insulated!

- Gourmet kitchen features loads of beautiful cabinetry, granite countertops, built in desk, glass display cabinetry, pantry, center island with room for up to 6 bar stools. Appliance package included – dishwasher is new. Fan hood vents out for odor control during cooking.
- Formal dining room features wood chair rail & crown molding, and is open to the living room for ease in entertaining
- Main floor laundry/mudroom area has convenient entrance from garage and features; half bath, large oak bench with flip top storage, laundry room with drop in sink, pantry, extra fridge (included), loads of upper and lower built in oak cabinets, folding counter w/laundry basket bins below- washer and dryer included in sale (washer is new). Freezer in garage is also included in sale
- Formal living room features wood flooring and has open stair rail to upper level
- Upper level features master suite with vaulted ceiling, wood floors, huge walk in closet, bench seating in bayed window, private & tiled, full master bath with whirlpool, dual sink vanity, separate shower stall, and linen storage
- Two additional bedrooms up with additional full bath
- Lower level features; two bedrooms, craft room with built in storage, ¾ bath, and large 23x14 family room with a patio slider door that exits to concrete patio area under deck
- Large lower level utility/mechanical room features full wall built in storage shelves – perfect for seasonal storage

**Garage Details:** Attached 31x22 insulated garage has the entire space above available for additional storage that is accessible thru pull down staircase. Third stall has been sectioned off & functions currently as a shop area with plenty of room for a vehicle as well. Detached 40x32 stick built garage was constructed in 2004, features stone accents on front, is insulated & sheet rocked and has insulated overhead garage door with keyless entry.

**Lot:** Heavily wooded surrounding the home – nice mix of trees, perennials and numerous keystone walls surrounding the house and outbuilding. Large concrete patio with block paver sidewalk between house and detached building provides an excellent setting for large gatherings or just another place to relax and enjoy the surroundings. Lot is beautifully and meticulously landscaped and includes an irrigation system.

**Mechanicals/Misc:**

- 90% Plus Natural Gas Furnace
- Central Air Conditioner
- Water Softener
- Security System
- Gutters surrounding home and garage

- Satellite dish on house stays
- Air to Air Exchanger
- Whole house humidifier
- High performance media style air filter
- New roof shingles- complete tear & re-shingle to house just two years ago

**Utility Averages:**

- Natural Gas: \$47 per month (CenterPoint Energy Budget)
- Electric: \$50 to \$100 per month (depending on time of year)
- Garbage: \$19 per month

**Bus Stop/Pick Up:** On the Corner closest to home