

## **Supplemental Info: 18339 Roosevelt Circle NW Elk River, MN 55330**

### **Main Level Features:**

- Formal Dining Room is large enough to entertain the whole family, features bright natural light from bay window
- Kitchen is open to the informal dining room and great room. Loads of 42 inch oak cabinetry. Gleaming oak flooring, high end Jenn Aire appliance pkg, center island with snack bar seating, recessed lighting
- Informal Dining Room includes oak flooring, oversized slider door leads to large deck with stairs leading to a huge concrete patio below
- Great Room has a gas fireplace, stunning wall of windows overlooking the community tennis courts, pond and open common yard. Wall to wall oak built in bookcase, custom draperies and wood blinds, vaulted ceilings.
- Office has French door entrance doors, wall to wall built in oak cabinetry/desk center, large picture window with arch window above, custom blinds, and vaulted ceiling
- Mudroom/Laundry is conveniently located with half bath, laundry room including built in cabinetry, desk area and large coat closet.
- Main floor bedroom with oversized windows and closet could serve multi-function

### **Upper Level Features:**

- Master Suite is spacious and features a tray vault ceiling, huge walk in closet, plus a spectacular private master bath with oversized corner whirlpool, separate tiled shower stall, dual sinks, tiled floors, & separate commode room
- Three additional upper level bedrooms are all good sized and have double door closets for ample wardrobe space

### **Lower Level Features:**

- Family Room is finished with knotty pine wall accents, beautiful stone surround gas fireplace with solid log mantel, wired for surround sound, open to 2<sup>nd</sup> kitchen, and game room for spectacular entertaining
- 2<sup>nd</sup> Kitchen is complete kitchen/dining room set up includes center island, smooth top over and microwave fan/hood, knotty pine cabinetry, room for fridge, ceramic tile flooring
- Game Room is a great space for game tables or pool table, knotty pine wall accents and upgraded carpet
- Den/Bedroom #6; Daylight windows provide great light and views, with addition of closet could serve as bedroom #6
- Exercise Room is an extra bonus area could serve as exercise room, hobby/craft room, or massage room

### **Additional Features:**

- Solid six panel doors throughout
- Professionally landscaped
- Large 18x20 deck and 20x19 concrete patio below
- Plenty of room in back yard for a future pool
- Community connects to miles of shared trails, features shared park and tennis courts
- Roof shingles new in 2007 due to hail damage

### **Mechanicals:**

- Natural Gas high efficiency furnace and Central Air
- Air to Air Exchanger
- Water Softener is owned
- Security System with numerous key pads throughout including master suite
- Yard Irrigation System