

Supplement for 15303 43rd St SW Cokato, MN 55321

Enjoy life at the lake year round in this exceptional acreage waterfront property with 200 feet of prime lakeshore on Brooks Lake - a quiet lake with excellent swimming & water recreation from hard bottom shoreline. Enjoy fishing for bass, northern, crappie, perch and sunfish from your own back yard!! Current owner states that typical water depth approximately 30 feet from shore is 4.5 feet and due to the property's position on the lake the shoreline remains mostly calm.

Location, Location!! Enjoy the privacy and beauty of country living with the convenience of being just a mile from downtown Cokato and the surrounding amenities. This 1989 built one owner five bedroom, 2 bath, walk out rambler is situated on a partially treed 2.4 acre groomed lot & shows pride of ownership inside and out! The 2004 built lakeside four season porch addition faces south and includes a screened porch plus oversized dual patios below. Clean, updated & meticulously maintained with new paint throughout most of home and new roof in 2002. Plenty of storage room for all the vehicles & toys is provided by the oversized insulated attached garage PLUS the detached (45x26) detached garage/pole building. Hurry this one is a keeper!!

Additional Highlights:

- Brooks Lake has the following public amenities; park, picnic and playground areas, sport field and fishing pier
- Most of windows in home are maintenance free Andersen windows
- Home features durable cedar siding
- New shingles on roof in 2002 (complete tear off performed)
- Covered front country style porch across entire front side of home

Upper Level Highlights:

- Kitchen/Dining (31x12 area) features; recessed lighting in kitchen w/oak cabinetry, breakfast bar seating, pull out shelves to six of the lower cabinets, updated appliance package including side by side refrigerator, smooth top range, microwave fan/hood & dishwasher. Dining room ceiling is vaulted and is open to the living room and four season porch providing spacious area for family/friend gatherings
- Mudroom entrance from attached garage features main floor laundry room and large coat closet
- Oversized windows surround the 18x18 vaulted four seasons porch which features wood flooring, built in corner oak entertainment center with gas fireplace. Upper portion of corner built in is perfect for flat screen TV installation as the electrical & pre-mounted speaker hook ups are located here. Patio slider door exits to (20x11) deck
- Deck stairs lead to lower level dual patio areas - (block patio area - 17x14 & concrete patio - 20x11) plus 17x17 screen porch which features electrical hook ups for future hot tub installation
- Main level living room (22x12) is vaulted with large picture window and is open to the dining area. Formal foyer entry w/coat closet is located in this room
- Three bedrooms on main level measure in size: 14x11, 13x10 & 10x10
- Main floor full bath is very spacious and features dual sink vanity & solar tube lighting

Lower Level Highlights:

Walk out lower level is light and bright with daylight look out windows and features; 20x12 family room with 12 ft full wall beautiful built in oak entertainment center with some glass display cabinetry- could easily adapt for flat screen TV installation.

The 15x13 amusement area is perfect for game tables or study area and has patio door exit to lower level screened porch and patio areas. Also featured in lower level are; full bath and two additional bedrooms- one with built in desk. The 16x12 workshop is a great crafting/project area or could easily be converted to an exercise room or office.

Mechanicals:

- Propane forced air high efficiency 90%+ gas furnace was new in 2006 Note: Propane tank is rented – remaining gas to be pro-rated at close
- Central Air Conditioning
- Underground utilities
- Water Softener (owned)
- Satellite hook ups in four seasons porch and lower level family room
- Drain tile surrounding foundation discharges underground in back
- Underground invisible dog fencing is installed around yard perimeter

Note: Septic System will be new this spring – see design/sketch and specifications in marketing materials at property. System installation to start in June 2008.

Garages/Sheds:

- Detached garage/pole building (45 ft x 26 ft) has concrete floor and electrical power
- Attached garage (29x28) is insulated, sheet rocked, and has pull down ladder for rafter storage. Overhead garage door are solid cedar panel w/openers
- Storage shed near shoreline is perfect for boating and recreational accessory storage