

Supplement for 19472 Vernon St NW Elk River, MN 55330

Welcome to the beautiful development of Lafayette Woods. This well planned community features rolling wooded hills, paved streets with curb and sidewalks. Located conveniently between highways 169 and 10 for ease of access to shopping attractions, schools (all within 1-2 miles away – elementary school is within walking distance), parks, country club and sporting event fields.

An Area Overview

- Location, Location, Location...
- Neighborhood connects to miles and miles of the best biking, hiking and ski trails in the area
- Easy and quick highway access to Highway 10 and 169
- Approximately 20 minutes from Maple Grove and the Arbor Lakes Area
- Minutes from Elk River Country Club
- Minutes to churches, coffee shops, shopping, restaurants, etc.
- Meadowvale Elementary (8 blocks), Salk Jr. High (1 mile), and Elk River Senior High School (2 miles). Easy and quick access to sporting events
- Two miles to YMCA (construction to be completed in 2008)
- Less than three miles to the Northstar Commuter Train Depot (anticipated completion date fall 2009)
- Future location for Globe College (completion date 2009)

-This custom built home was built by Rick Shermer of Shermer Homes. Pride of ownership is apparent as this spectacular home has been exceptionally maintained by the original owners and still shows like a new home!! 90% of the home's interior has been repainted within the last year. This impressive two story walk out home features a steel sided exterior with brick accents (siding and gutters all new in 2006 due to hail damage), 36 ft covered front porch with concrete stoop, storage shed, large 18x18 deck, 23x18 paver patio with hanging swing, private lot boasts mature trees and evergreens with exceptional private back yard nature views. Attractively landscaped with shrubs, perennials, terraced keystone and timber walls. Features irrigation system.

-The oversized heated and insulated garage (43x 23/25) with 11 ft ceiling height and 7 ft overhead insulated doors and two garage door openers is large enough for a workshop, boat storage, etc. There is also a coat closet located in the garage.

-Step inside and you'll be impressed with the open and spacious main level floor plan which features an 18 foot cathedral ceiling in front foyer & nine foot ceiling height throughout the entire main level. You'll notice the gleaming oak floors featured in the front foyer, informal dining and kitchen areas. The formal dining is conveniently located off the kitchen and foyer for ease of entertaining. The main floor office/den with new carpet & french door entrance is a wonderful multi-purpose room with many possibilities! Main floor laundry includes washer, gas dryer, drop in sink, upper storage cabinets and full wall pantry closet. Living room includes a gas fireplace with stone surround and built in cabinetry. Gourmet kitchen features; recessed lighting, full appliance package, center island, wall pantry, hanging pot rack, custom oak mission style cabinetry with hi-lo upper cabinets, new Silestone countertops with drop in corner

cast iron sink and new faucet. Half bath on main with pedestal sink is located near garage entrance and laundry room creating a convenient mud room style garage entrance.

-Upper level features three spacious bedrooms, a tiled full bath with linen storage, & hall linen storage. Master suite has a tray vault ceiling, ceiling fan, large picture window, 12x7 walk in closet, full private tiled master bath features corner whirlpool, separate shower stall, dual sinks, & recessed lighting.

-Lower level is open and spacious and features bar and game table area, 26x13 spacious family room with ceiling fan and large picture window. Patio door leads from family room to paver patio. Lower level ¾ bath has tiled floor and large walk in closet. Lower level bedroom could also serve as an additional office area and features computer desk nook, upper and lower TV jacks plus additional electrical outlets. Carpet in lower level is new within the past three years.

Miscellaneous Highlights:

- Custom window treatments throughout included in sale
- Solid oak raised panel doors throughout
- Oversized Scherer Brothers casement windows throughout
- Cable and TV hooks ups to most rooms in home
- Invisible fence wiring is roughed-in surrounding yard perimeter (installed by “Dog Watch”)
- Security System Owned & monitored by Elk River Utilities
- Gas line is available in kitchen if gas range is preferred over the existing electric
- Gas fireplace screen protector is staying with home
- Main level office/den area is pre-wired for 6 line phone hook up and is also wired for direct/secure cable line
- Under stair closet in lower level features electric sub panel which services the three supplemental electric heat registers in lower level which are controlled by three separate thermostats