

## **Supplement for 19631 Lowell St NW Elk River, MN 55330**

Welcome to neighborhood of Brentwood. This fine development features scenic rolling wooded hills with private build sites within the City of Elk River limits. Enjoy the privacy and scenery of the country with all of the amenities provided near the city!

The 1.36 spacious corner lot is fully landscaped and provides natural privacy with natural hills and nice mix of woods. Back yard features play area features custom swing set and storage shed, and beautiful keystone walls. There are perennial gardens in the front of the house as well as the back yard. Front of the home faces south.

There are two paved driveway accesses to this home. One from 196<sup>th</sup> St and the other from Lowell St. The 196<sup>th</sup> St driveway leads to the new sub-garage which is insulated, sheet rocked, painted and measures 26x24. The Lowell St driveway leads to the upper level main garage which measures 26x23 – both garages feature garage door openers as well as keyless entry pads. Both have 7 ft overhead insulated garage doors.

This one owner home was built by Dan Howard – Howard Homes. He performed the original build in 1985 and then the kitchen and lower level bedroom beneath addition in 1992 and the master bedroom and sub-garage addition in 1998. The exterior construction features cedar wood siding (which was completely painted August 2005) with brick accents, maintenance free Andersen windows throughout most of the home, maintenance free soffit, fascia and gutters. Roof was tear off and complete re-roof in 2004.

Interior features include: large room sizes and spacious open floor plan, many large windows providing loads of natural lighting, raised panel doors, cabinetry and bi-fold throughout. Oak cabinetry and millwork.

**Note:** Home is spacious enough and has the perfect floor plan and space to create an additional “in law” apartment such as; two separate garage entrances, walk out lower level with patio area, & room enough to add lower level kitchen facility. Three bedrooms up and two bedrooms down.

Septic system was updated July 2007 to include a new 1000 gallon tank ( kept the existing 1250 gallon tank) and new drain field. (See system design and compliance certificate present at home during showing) Last tank pump was 6/13/07.

### **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.
- Easy and quick access to sporting event fields and parks

- 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)

### **Main Level Floor Plan and Features:**

- Kitchen (18x10) /Informal Dining Room (12x11) features gleaming oak floors four glass door display cabinets, plate display shelf, raised panel oak cabinetry, black appliance package with custom dual fuel gas/electric range, disposal, refrigerator, microwave, fan/hood, dishwasher, recessed lighting, book shelf, oak edge countertops, bay window with oak bench seating, snack bar at angled countertop. Slider door leads from informal dining area to 13x12 deck.
- Formal Dining Room (16x10) includes ceiling light/fan combo, bayed window with plant ledge
- Living Room (17x13) features atrium door leading to deck area and built in wall buffet
- Full bath on main level
- Master Suite Addition (25x23) new in 1998 is spectacular and provides a perfect retreat space and features: vaulted ceiling, ceiling fan/light combo, 3 large picture windows plus additional side windows, three sided gas fireplace with oak and marble surround, is situated centrally and provides a nice space break for a cozy sitting room area in master suite. The master bath (16x9) has in-floor heat electric coils & tiled flooring – controlled by a programmable thermostat - waking up to cold tile floors will be a thing of the past!! The Jacuzzi whirlpool tub measures 6 'x 3'.5" and there is a partial glass block wall separating the commode area. The custom oversized tiled walk in shower stall features a glass entry door. Full wall (9 ft) oak framed mirror adorns the wall above the full wall cultured marble dual sink vanity/seated vanity area. There is a pocket door entrance to the huge 10x9 walk in closet.
- Bedroom #2 on main level is 13x12 and has a built in desk with upper cabinet storage (this bedroom is directly above the lower level laundry and could easily convert to a main floor laundry area.
- Bedroom #3 (14x10) and is currently used as an office

### **Lower Level Features:**

- Light and bright lower level with an abundance of daylight look out windows and full atrium door
- Family Room (25x14) features a full wall built in oak entertainment center which surround the gas fireplace, atrium door exits to concrete patio under upper level deck. Also features a built in wall cabinet with wine rack. Carpets professionally cleaned lower level and one upper level bedroom May 2008.
- Lower level ¾ bath
- Bedroom #4 (13x11)
- Bedroom #5 (14x12) (new in 92)

- Unfinished area 17x10 (perfect for future theatre room, hobby room, office, or 2<sup>nd</sup> kitchen)
- Laundry/Utility area 12x10
- Mudroom entrance area (10x11) from sub-garage has a large closet and is currently an exercise area

**Mechanical Systems:**

- 90%+ natural gas furnace
- Central Air Conditioning
- Commers water softener is owned and new in 2001
- Gas water heater new 1998
- Security System is owned & monitored by Elk River Utilities and has keypads located at upper and lower level garage entrances

Note: furnace, AC and gas burning appliances to be inspected by HVAC technician May 2008. Report available at showings.

**Average Monthly Utilities:**

Centerpoint Natural Gas: \$83.66 per month

Elk River Utilities: (electric) \$99.46 per month

Elk River Utilities: (trash service) \$15.03 per month

**Schools Servicing Area:**

Elk River Schools

Elementary School: Parker Elementary – 1 mile

Junior High: Salk Jr. High – ½ mile

Senior High: Elk River Senior High – 1 mile

Property Tax Assessment remaining is for street overlayment.