

---Property Highlights---

Beautifully maintained and stylishly renovated mid-century walk-out nestled in sought-after and desirable Forest Hills! Wonderful renovations inside and out with a sprawling floor plan, large sun-drenched rooms, 3 bedrooms on one level and plenty of space in the finished lower level. Enjoy the privacy that this wooded neighborhood offers and within proximity to area shopping, eateries and parks and trails.

Main Level:

- Welcoming east-facing home with plenty of curb appeal nestled on a wooded lot on a picturesque winding road in Forest Hills
- Lovely and open foyer to the living room. Plenty of space to greet all your guests
- Spacious and light-filled living room with gorgeous hardwood floors, large windows, crown molding and a wood-burning brick fireplace
- You'll love to host in your formal dining room that opens to your fabulous kitchen
- Wow! This renovated kitchen has it all! Plenty of 42" white cabinetry, granite counters with breakfast bar, stylish pendant lighting, undermount sink, stainless appliances, subway tiled backsplash, recessed lighting and a spacious eat in area! Or create a great room!
- Access the large fenced backyard, patio area and deck from this space.

Main Level Bedrooms and Baths:

- You'll appreciate having 3 large bedrooms (unusual for this style of home) on the same level and each with beautifully refinished hardwood floors, spacious closets, new lighting and blinds.
- The master boasts a walk-out to a deck for your morning coffee on those seasonal days as well as a private $\frac{3}{4}$ updated bathroom – your own daily oasis!
- The main full bathroom features a tiled floor, tub surround and all bathrooms are fit with eco-friendly fixtures, lighting and fans to keep your utility bills low

Lower Level:

- Fully finished in 2014 this walk-out features a large family room with daylight/lookout windows, wood burning brick FP, 4th bedroom with egress window and a lovely full bathroom
- You'll appreciate the spacious mudroom as you walk in from the garage – plenty of room!
- Ample storage in the laundry/mechanical room

General Information:

- New Forced-Air furnace installed in Feb 2019
- Radon Mitigation System installed December 2019
- Sewer line scoped and cleaned to street in December 2018
- Hydrotech Water softener (owned) installed in 2017
- Renovation in 2014 throughout home – including new and reconfigured kitchen, 2 updated main level bathrooms, refinished hardwood flooring, new lighting, knock-down ceilings, new fixtures, new duct work, new plumbing, new bath fans, basement completely finished with bedroom egress window and new full bathroom.
- New windows in 2014
- Chimney crown/cap replaced and tuckpointed in 2014
- Whole house electrical updates in 2013
- New roof in 2013

Area Amenities:

- ***Some local eateries, all minutes away, include:***

Gold Nugget Tavern | The Copper Cow | Unmapped Brewing Co | Gina Maria's Pizza
Dragon Jade | Famous Dave's | Caribou Coffee | Lunds & Byerlys

- ***Close to many recreational areas:***

- 2.8 miles to the naturally spring-fed Shady Oak Beach
- 3 miles to Lone Lake Park just south of Shady Oak Beach and enjoy the wonderful walking/biking trails | great kid's playground | enjoy the great outdoors
- 3.6 miles south to Bryant Lake Regional Park, Beach and Dog Park

- ***Fabulous shopping at your doorstep:***

- 3 miles west to the shops and restaurants at City 101 and Hwy 7
- 10 minutes to Ridgedale Center with its many shops, restaurants and services
- 12 minutes to the Eden Prairie Mall and area shopping