

## ***---Property Highlights---***

*Well-maintained 4 level townhome in wonderful Meadowlark Ridge community! Nicely update walk-out unit in a great Eagan location with 2 bedrooms, 1.5 baths, a lower level family room and private deck. Situated across from Carnelian Park with access to a large playground, winter skating rinks, basketball court and baseball field. A great place to walk your dog!*

### **Main Level Living**

- Spacious entry with soaring ceiling and entrance to the garage

### **Level 1**

- The living room offers engineered wood floors and large picture window
- Charming half bath with new vanity

### **Level 2**

- Sunny kitchen with center island, tiled backsplash, deep dual sink, and access to the private deck

### **Level 3 and 4**

- Bedroom 1 offers a high vaulted ceiling, ceiling fan and large closet
- There is a full bath with new vanity
- Up few steps to Bedroom 2 with high vaulted ceiling, ceiling fan and large closet
- Notice the cork flooring on this level!

### **Lower Level**

- This level offers a family room with walk-out to backyard patio
- Your laundry and mechanicals are located here as well as a large storage area under the stairway

### **General Information**

- Guest/2<sup>nd</sup> marked parking space in front of property (#4102)
- Gassen Management with \$245.83 monthly HOA fees: Sanitation, Snow/Lawn care, Outside Maintenance, Hazard Insurance, Water/Sewer, Professional Management
- Rentals are permitted
- Pets are permitted up to 3 per the city of Eagan. No weight or height limit

### **Bond Assessment for Meadowlark Ridge Townhomes**

Project began in 2013 and removed all exterior stucco, added vinyl siding, new exterior doors and windows and new decks. Yearly assessment is: \$1395.70 that is assessed to yearly taxes for 20 yrs. Assessment stays with the property sale and is assumed by the buyer.