

This is why a buyer would love this home

A versatile sanctuary with peace of mind. We built this house and moved into it in March of 1995, as such it has seen only one owner. We have never tired of this house in all that time. The floor plan is a wide-open style with three different levels for living that enable a large family to all have their own space and still offer plenty of room for guests. We have made many improvements to the house over the years, which have only increased the living appeal. The largest of which is an enlarged maintenance-free composite deck that is partially covered with a roof that overlooks a large pondless waterfall complete with lighted landscaping. This area has become our “cabin away from home.” The relaxing sound of a continuously running creek from Spring to Fall is a great escape especially in the evening over a glass of wine with the firepit running. The lighted backdrop at night makes you feel like you are in your own resort. We have spent numerous evenings on the deck unwinding from the stress of the day, and in past times have hosted wonderful outdoor parties in this venue. This has been our sanctuary especially in current times, and the roof above a portion of the deck has enabled us to enjoy the outdoor even in the rain. The house is on a large lot (90' x 180') and the backyard is surrounded by trees making it very private for a suburban lot.

A significant amount of the home improvements we made have been structural with new triple-pane high-energy efficient windows throughout the house with a transferrable lifetime warranty, and a new concrete driveway, garage floor, sidewalk, and front step. Both of these major home improvements will provide a new buyer a great deal of comfort knowing they are not facing major expenditures of this type in the near future. The house has been very well maintained with additional upgrades to modernize it including Cambria countertops, Travertine fireplace surround, and new entry and kitchen lighting fixtures. The garage has been sheet rocked and insulated with a large garage storage system added. The huge storage room in the basement complete with two lighted work surfaces enables items to be easily stored out of the way and household projects to be done in a climate-controlled area.

This is what we love about the location

Our home is very close to many of the major activities in Woodbury. Shopping is very convenient with a Jerry's just a few blocks away and a Kowalski's and Von Hanson's just up Radio Drive. East Ridge High School and Bielenburg Sports Center are both right across the street and in walking distance for soccer, baseball, and hockey games. Lake Middle School and Red Rock Elementary school are both a very short bike ride. Our home is located away from all major side streets and thus the traffic in front of our house is low. Walking trails are abundant in the area making it fun and easy to get outside in the neighborhood. On the 4th of July and at other special occasions, you can see the Woodbury fireworks from the deck.

Since owning the home, the following updates/improvements have been done, including appliance and mechanical updates(list approximate dates as well)–

- Original windows and sliding patio door replaced with Provia Endure Triple Glaze Windows Low E w/Argon. All come with a lifetime transferable warranty. Five (5) bedroom windows and the sliding patio door were installed in 2017 and the other 15 windows including the very large ones in the front dining and living room were installed in 2019.
- The garage was insulated and sheet rocked in 2018 and a New Age garage storage system added.
- New appliances throughout the main floor including the washer and dryer were installed in December of 2018. This includes an LG Refrigerator, Stove, Microwave, Dishwasher, Washer, and Dryer. The KitchenAid refrigerator in the basement was installed in June 2012
- The original concrete driveway, garage floor, sidewalk, and front step were replaced in 2017. Concrete block structural issues along the foundation of the garage entrance (which plague many homes in Woodbury) were fixed with chemically resistance concrete prior to doing the new pour. The front sidewalk and steps were enlarged.
- The original marble fireplace surround in the family room was replaced with Travertine tile in 2020.
- New ceramic and porcelain tile were installed respectively in the upstairs bathrooms in 2013.
- Premium Masland carpet was installed throughout the house in 2013. New carpet was installed in the family room on the main floor in 2020.
- The original cedar wood deck was removed and replaced with a composite deck of Azek (floor decking), Trex (rail), and wrapped posts in 2010. The new deck size is twice that of the old one and now encompasses almost 500 sq ft with 200 sq ft of that under a lighted cedar-lined vaulted roof.
- A 30 foot multi-tiered pond-less waterfall was installed in the backyard in 2010 along with numerous plantings and trees. Lighting was added to the waterfall along with up-lighting for the larger trees. Over 15 cubic yards of cedar mulch was added to the back yard to compliment the waterfall and fill in under the new deck. This has been added to twice since 2010 with the most recent 12 cubic yards added in the fall of 2019.
- The HVAC system was replaced in 2010. A Lennox G61V High Efficiency furnace (MPV Series); 2 - Stage Gas Burner, Variable Speed DC Blower, 95% AUFE was installed in early 2010. A Lennox Signature Collection XC21-036; SEER 20.0; Sound Rating - 71dB; was installed in the Spring of 2010
- A new water heater, Rheem RHGPR50-40F; 50 gallon natural gas was installed in the summer of 2013
- The asphalt shingled roof was replaced using 40 year Duration Owens Corning shingles in 2007.
- The original countertops throughout the kitchen were replaced in 2006 with Cambria.

The association dues are = Zero (\$0)

And they cover- N/A

Utility providers and average costs are-

Xcel Energy - Electrical and Gas: Average monthly bill over the last 24 months = \$234.46

City of Woodbury - Water and Sewer: Average quarterly bill over the last 24 months = \$192.69
(or \$64.23 per month)

Primary school - Red Rock Elementary

Middle School - Lake Middle School

High School - East Ridge High School