

This is why you'll love this home – we love this gem! Our home is a peaceful oasis with good vibes, tucked in the trees along the beautiful Brown's Creek/Gateway trail. It is having space and privacy with beautiful views, deer strolling the valley through the back yard, baby woodpecker nests out back, and owls hooting at dusk...while enjoying the convenience of being only a few miles from everything you need. We love being part of the Stillwater school district and the Stillwater/Grant community.

We enjoy the layout of the space and especially love time together in the connected kitchen and living room. The sunrise views at the window seat pair lovely with morning coffee and we love the screen porch for an afternoon siesta! The house has great lighting at all times of day with the windows, skylights, and position of the house. We also love the back deck layout and fire pit tucked in with the treetops to enjoy patio dinners and s'mores for dessert. The kids also love "the secret room" pantry though many people would probably prefer to use all that space for storage. We have appreciated the huge laundry room, plenty of storage space, and functional heated garage option. It is also quick and easy to clean and maintain.

We also **love the trail** and use it almost daily – you can easily bike to multiple parks, downtown Stillwater, or into St. Paul. It is great in all seasons – including cross country skiing in the winter.

This is what we love about the location - the location is one of the best features! It is the perfect balance of enjoying some land and space yet still being within 5 miles of everything you need – grocery options, restaurants, schools, etc. Situated off 96, connects us to all the fun in downtown Stillwater and White Bear Lake and proximal to 36 and 694, keeps us easily connected to Woodbury, St. Paul, and the greater Twin Cities.

Since owning the home, the following updates/improvements have been done:

The house got a brand new roof and skylights in May 2017.

The porch was re-screened in September 2020.

Utility providers and average costs are-

Xcel - ~\$90/mo in summer up to ~\$180/mo in coldest winter

No water/sewer

Xfinity – combined high speed internet and cable - ~\$170/mo for highest speed package and 120+ channel package

Maroneys Sanitation - \$37/mo for garbage/recycling services

Primary school- Rutherford (we LOVE it!)

Middle School- Stillwater Middle School

High School- Stillwater High School