



Property Features and Distinctions

16870 Creek Ridge Trail, Minnetonka

Interior Features:

- Formal living room & family room on main level
- Formal & informal dining
- Built-in hutch with granite top & glass doors in formal dining room
- Four season sunroom with heated floors
- Main level laundry with cabinets
- Lower level unfinished for your future plans & gain in equity
- Lower level blue print plans available
- Four bedrooms on one level
- Mud room with bench, lockers & walk-in closet

Kitchen Highlights:

- Enameled cabinets
- New granite countertops
- Breakfast bar/island
- Custom panel on refrigerator & dishwasher
- Hardwood floors
- Patio doors to entertainment sized deck

Master Suite:

- Expansive Master Suite with sitting area
- Generous walk-in closet
- Patio doors with deck overlooking backyard
- Master Bath features whirlpool tub, dual vanities, separate shower and spa-like atmosphere

Family Room:

- Great room with custom built-ins
- Gas burning fireplace
- Architectural columns

Exterior Features:

- Professionally landscaped yard with ponds, waterfalls and lighting
- Stucco & brick exterior
- 30 year architectural shingles
- Lower level paver patio
- Underground sprinkler system
- Private 1.04 acre manicured lot with mature trees
- Deck is located off kitchen & master suite
- Architectural appeal
- Fenced in yard

Mechanicals:

- Central air conditioning
- Forced air & in-floor heat
- Ability to add zones to furnace

Community Features:

- Purgatory Park -- 155 acres of park land with Purgatory Creek, expansive open spaces and extensive trails.
- Located 19 miles from downtown Minneapolis
- Located 17 miles from MSP International Airport
- 5 miles from access to Lake Minnetonka
- Glen Lake Golf Course nearby

School District #276:

- Scenic Heights Elementary
- Minnetonka East Middle School
- Minnetonka High School