



Property Features and Distractions

1457 Kingswood Ponds Overlook, Eagan

Interior Features:

- 6-panel doors
- Oak hardwood floors
- Rich paint colors throughout
- Recessed lighting
- Security system

Kitchen Highlights:

- New black appliances
- New granite countertops
- Window overlooking backyard
- Breakfast bar and island
- Oak cabinets
- Under cabinet lighting

Main Level:

- Large formal dining room
- Great Room has media center with built-ins and fireplace
- Formal Living Room or office
- Sun Room off of the kitchen
- Main level laundry with storage
- Arched doorways
- 1/2 bath with granite counter

Master Suite:

- Expansive Owner's Suite
- Generous walk-in closet
- Beautiful view of the backyard
- Master Bath features whirlpool tub, dual sinks, vanity, walk-in shower and spa-like atmosphere

Lower Level:

- Family Room features a fireplace with surround
- Exercise room
- Library or office area
- 1 Bedroom
- 3/4 Bath
- Walk-out to stamped concrete patio

Exterior Features:

- Professional landscaping with 2 ponds & fire pit
- New roof, garage doors & front siding

- Fenced backyard for playing or entertaining
- Brick & maintenance free siding exterior
- In-ground sprinkler system
- Stamped concrete & flagstone patios
- Deck located off patio
- Heated & insulated garage with cabinets

Community Features:

- Ranked #17 in 100 best places to live in 2008 by Money Magazine
- Ideally located :
 - 10 miles from downtown St. Paul
 - 17 miles from downtown Minneapolis
 - 6 miles from MSP Int'l Airport
 - 6 miles from Minnesota Zoo
 - 8 miles from the Mall of America & Nickelodeon Universe
 - 54 Parks with 1,350 park acreage
 - Near Highways 13, 55, 77 & 351
- Community Activities:
 - Eagan Community Center/Central Park
 - 130 miles of walking trails
 - Cascade Bay Waterpark
 - Cedarvale Lane Bowling
 - Captain's Course Miniature Golf
 - 32 public tennis courts
 - Civic Arena (2 sheets of ice)
 - 200 Natural Lakes & wetlands an acre or more in size

School District #197:

- Pilot Knob Elementary
- Friendly Hills Middle School
- Henry Sibley High School

Or: open enroll to ISD #196 - bus picks up in neighborhood

School District #196:

- Deerwood Elementary
- Black Hawk Middle School
- Eagan High School