

Website at www.OneLevelTownhome.com

TOWNHOME FOR SALE BY OWNER

9205 Prairieview Lane North
Champlin MN 55316

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Photos at <http://TinyURL.com/kzq3ne2>

Single-level living at its best!

Crown jewel of the popular Elm Creek Clubhomes

Exceptional for its prime wooded location with privacy and park-like vista of pines, mature oak trees, and sunsets—and for its long list of special interior features.

One-level 1,464 sq ft townhome overlooking scenic wooded yard

2 bedrooms, 2 full baths, kitchen with informal dining room, living room with walkout patio, laundry room, double garage with covered entry, and a delightful gazebo-like octagonal multi-purpose sunroom—use as formal dining room, conservatory, studio for music, arts and crafts, or reading, home office, or whatever pastime fits your lifestyle. *Move-in condition!*

Asking price of \$183,900 includes over \$30,000 in upgrades and unique features*, including:

- Spacious, airy floor plan provides bright, tree-shaded southern exposure with panoramic views of woods, lawn, and garden from all daytime living areas: living room, octagonal sunroom, dining room/kitchen, and patio (all outdoor maintenance provided by association).
- Cheerful, elegant interior further enhanced by large rooms, paneled white doors and cabinetry, wide doorways, and ceiling lighting throughout.
- Beautiful gas log fireplace with marble hearth and wood surround and paneling.
- Two full bathrooms with bathtub/shower walls custom reinforced for dependable grab bars.
- Lighted closets with built-in shelving.
- Single owner; no pets or smoking since the day it was built (pets allowed per HA rules).
- High efficiency furnace and central air, demand-type water softener, efficient water heater, RO filter, refrigerator/freezer/icemaker, vented range and microwave, insulated dishwasher and sink, and disposal.
- Double walls and air space for soundproofing between townhome units.
- Roomy double garage with sheet-rocked walls and double window for additional sunlit hobby area.
- Special builder upgrades include: switched power for ceiling fixtures in all rooms, closets, and hall; outside vent for range (not just charcoal); both gas and 120/240 electric options for range; multiple extra electrical, telephone, and TV/cable outlets; 6-panel doors; Whitebay® raised panel cabinets; full bathtub/shower in both bathrooms; medicine cabinet.

(continued on reverse side)

- Many custom options not available from builder include: professional reinforcement and placement of full bath/shower grab bars for easy entry, sitting, and exit; high (chair-height) toilets, extra wiring in the walls for computers (better security than wireless), telephone, security, TV, and stereo; motorized remote control attic antenna; heavy duty garage door opener; floor drain for laundry room; seamless gutters front and back; custom blinds for patio door and windows (Hunter Douglas energy-efficient triple-cell honeycomb blinds in sunroom, kitchen, and bedrooms); top quality carpeting, padding, and linoleum; water conditioning, including reverse osmosis filtered drinking water to sink and icemaker; upgraded appliances and fixtures.

Convenient location

- Near Highway 169 and Target Northern Campus
- Close to shops, restaurants, and medical facilities
- Near recreational areas, including city parks and trails and 4,900-acre Elm Creek Park Reserve

Within 5 minutes (located in Champlin):

- Cub Foods, Walgreen's, Target superstore, Allina Clinic, Park Nicollet Clinic, Champlin City Hall, Hennepin County Library, U.S. Post Office, Lifetime Fitness, Curves, Ice Forum, Mann Theatres, restaurants, and more
- Newly renovated Andrews Park, part of 300 acres of City owned parkland at 32 locations

Within 15 minutes:

- Mercy Hospital (Allina Health), Coon Rapids
- New Maple Grove Hospital and surrounding facilities
- Arbor Lakes complex (Byerly's, Whole Foods, Costco, shopping, restaurants, AMC Theatres, clinics, and more) in Maple Grove

30 minutes to downtown Minneapolis via I94

40 minutes to downtown St. Paul via 610 freeway and I35

*Special features totaled more than \$30,000 above original base price of townhome. Those that were incorporated during construction (various extra wiring, outside vent, extra drain, grab bar reinforcements, etc.) would cost many times more and require disruptive wall or floor reconstruction if attempted now.

Association fees are only \$150 per month despite covering year-round outdoor maintenance (landscaping, mowing, plowing, etc.) and water for underground sprinklers.

For appointment or more information, contact:

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