

7290 Sunnyslope Drive, Maple Grove



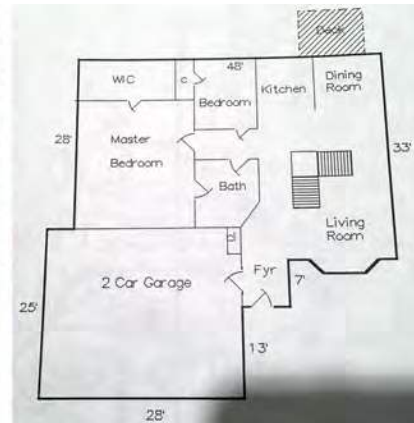
FROM THE SELLERS

What motivated you to buy this home?

- Larger/newer home in our neighborhood
- Separate living area for teenager downstairs
- Curb appeal

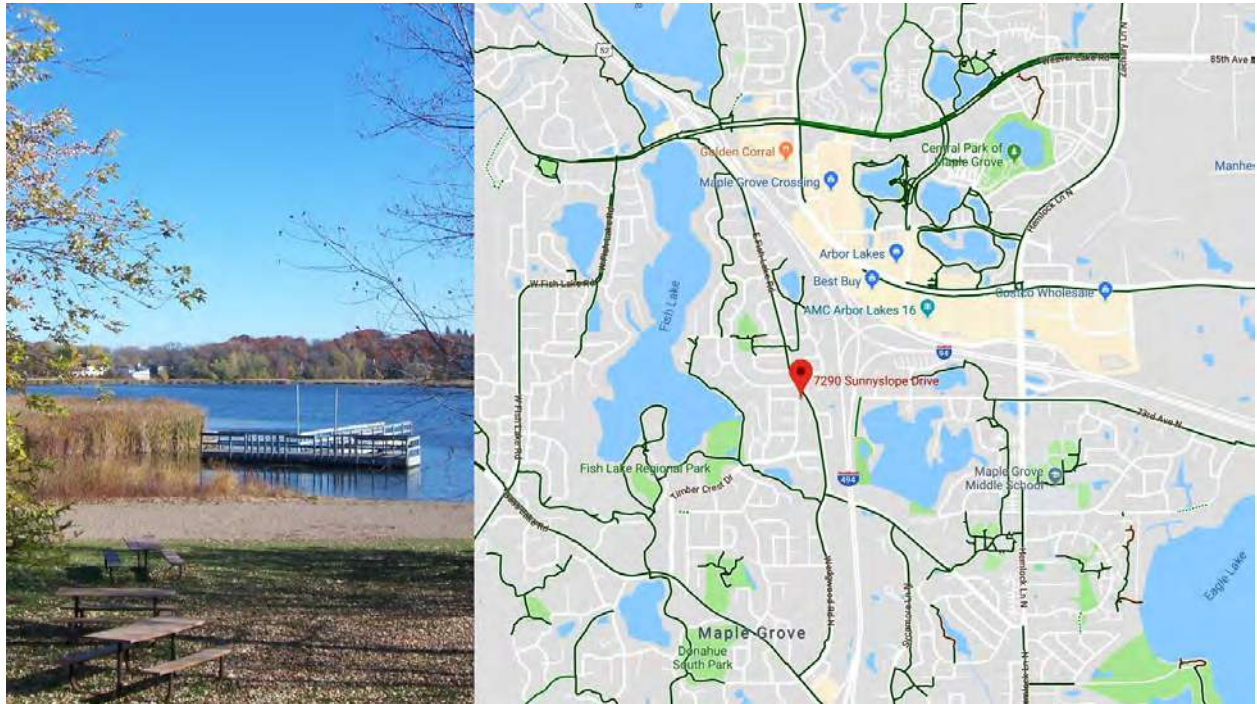
What features do you enjoy most about this home?

- Wooded lot with large variety of birds
- Floor plan is versatile



What are the benefits of living here?

- Friendly, helpful neighbors
- Great community activities and amenities
- Lots of trails, parks and lakes
- Proximity to shopping, restaurants, theaters



What are nearby shopping areas?

- Arbor Lakes
- Surrounding retail, Kohls, JC Penney

What are nearby recreation areas?

- Three Rivers Park District
- Fish Lake, Weaver Lake, Eagle Lake, Bass Lake, Rice Lake
- Central Park of Maple Grove

What are the neighborhood schools?

- Oakview Elementary
- Maple Grove Middle School
- Maple Grove High School

Property Info/Updates

Exterior

- New roof - 2008
- New paint - 2012
- Professionally landscaped - 1994

Interior

- Stainless steel appliances
- Granite counter tops in kitchen and bathrooms
- Pecan hardwood floors
- New master bedroom carpet
- Ceramic tile in entry and downstairs bathroom
- Marble tile with heated floor in upstairs bathroom
- Cabinets custom built on site, solid oak
- House is drain tiled with sump basket but no sump pump was ever needed

Average Utility Costs

- Gas - \$52/month
- Electricity - \$100/month
- Water/sewer - \$28/month
- Trash (Randy's) - \$15/month
- Security (Wright Hennepin) - \$30/month
- Cable/internet/phone (Comcast) - \$242/month
- Security system, monitored locally, part of Wright-Hennepin Electric Co-op

Personal Property

- Garden art is NOT included
- Bar in family room is not attached and is negotiable
- Office furniture is negotiable

