

8116 Zenith Court North, Brooklyn Park

From the sellers

We lived in Brooklyn Park, only a block away from 8116 Zenith Court, for 18 years. We would walk around and discovered this little lake. Isn't it everyone's Minnesota dream to live on a lake? In 1994, we realized our dream.

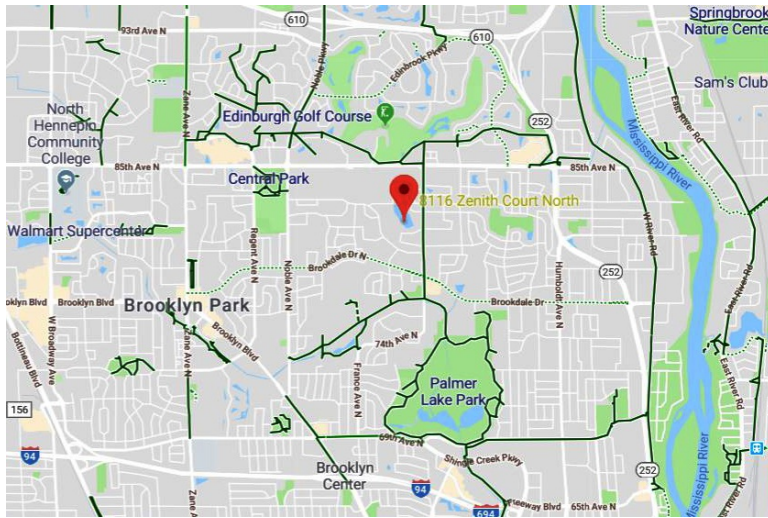


We have worked hard on the house with general maintenance and making improvements. We replaced the deck and patio and siding. We added hardwood floors, stairs and railings. We created gardens and a retaining wall.



But, along with all the work, we really enjoyed the property. We went swimming, paddle boating, canoeing and observed all the wildlife that an urban lake offers. It is not unusual to see bald eagles feeding, as well, as ospreys and herons. We have had loons stop for a day while migrating. The squirrels, of course, are endlessly entertaining.

The surrounding area has been a great fit for us, as well as our kids and grandkids. We are only about 15-20 minutes from downtown and about the same to the Northstar commuter train in Fridley.



We love outdoor activities. In addition to the canoeing, kayaking, and paddle boarding that we do on the lake, we also like to bike and walk. There is the Palmer Lake trail system and Brookdale Park within a 1/2 mile. John bikes and regularly uses the Three Rivers trail system to Elm Creek, Coon Rapids Dam, North Mississippi, etc. He has gone all over the metro area, connecting to all the trails.

We have three grocery stores and, quite a few restaurants. We have a new craft brewery, The Blue Wolf, within walking distance or a short drive.

We have made life-long friends living on the lake. Our neighbors all around the lake are nice people. We do a variety of activities together. We have a clean up day in May and a paddle boat parade on the Fourth of July. A few neighbors provide fireworks. We all get together for National Night Out. We have a lake association that was formed to preserve the ecosystem of the lake.



We have spent a wonderful 25 years here and it will be hard to leave. It's really time for someone else to enjoy it. We are ready for a new adventure.

About Lake Success

Lake Success is a DNR protected lake, but the DNR does not stock the lake. However, the lake association has stocked the lake with crappies and bass due to the nature of the lake. A neighbor saw a bald eagle pick a northern pike out of the lake this winter.

The lake meets the state standard as a shallow lake. Motorized boats are not allowed other than small electric trolling motors. I think the deepest part of the lake that I have measured recently is 18 feet out from my home. The depth varies during summer due to rainfall and temperature.

The lake association has a long history of interaction with the city of Brooklyn Park regarding infrastructure and policies to better protect the lake. We have made headway as the city has much improved its policies in regards to reducing water use during summer months. In addition, more infrastructure improvements are now planned that will help Lake Success. It is a great little lake for paddle boating, canoeing, and kayaking. Some residents swim in the lake and are out on their rafts in the summer.

Property Info/Updates

- Ash tree treatment good for 2 years is scheduled and paid for
 - Professionally applied epoxy on garage floor - 2019
 - New roof - 2017
 - Both chimneys rebuilt - 2017
 - Drain tile and sump pump installed - 2017
 - Hardwood stairs and railings - 2011
 - Water heater - 2011 (12 year warranty)
 - Added small porch in front - 2009
 - Both bathrooms remodeled - 2006
 - Variable speed furnace - 2003
 - Air conditioner - 2003
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- Deck and patio
 - Patio doors
 - New front door and windows
 - Hardwood floors in kitchen and dining room
 - Tile floor in foyer
 - Garage door



Average Energy Costs

- **Gas** - \$112 per month budget, including \$30 per month for Home Service Plus
- **Electric** - \$67 per month average over the last 12 months
- **Water/Sewer** - \$125 per quarter

