

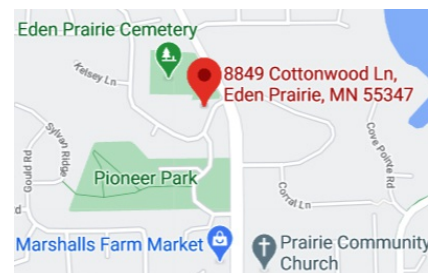
## 8849 Cottonwood Lane, Eden Prairie

*From the seller...*

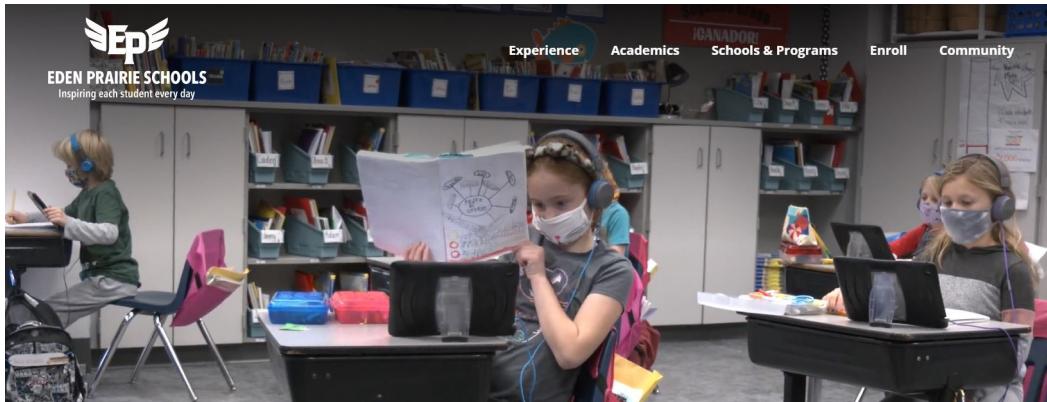


We have taken pride in owning our home for 19 years. During this time, we made many updates, improvements and were serious about keeping it well maintained. We raised our family here and created many, many wonderful memories and hope this can become something special for the new owners.

- You will LOVE the neighbors, neighborhood and city parks, celebrations and activities. We took full advantage of the park just up the street with tennis courts, pickleball, bags, playground and picnic area A LOT!
- Some may say backing up to a cemetery is bizarre. One would say it is the "dead center of town", but we enjoyed our most quiet neighbors and well-maintained extension of our yard. The cemetery grounds recently regraded the slope of the cemetery for an excellent drainage system.
- We have never had water in the basement, as a matter of fact, we only heard the sump pump run one time. Both upper and lower decks are maintenance free, allowing for more summer free time!
- If you are not familiar with the Eden Prairie school district, know you will be entering the best in the state!



Although we are sad to leave, we are happy to make the next owners happy and ready to make memories!



### **Eden Prairie schools is the only district in the state with straight A's from Niche.**

Our family LOVED the Eden Prairie school system. We raised 2 girls from beginning to end and each year was better than the previous. Excellent programs are in place from Advanced Placement classes to Special Needs and so much available in between. You can check it out for yourself by going to <https://www.edenpr.org/>

- **Personalized Learning:** Eden Prairie students experience academic success, consistently outperforming their peers across the country as they develop the skills and knowledge necessary to thrive in 21st century life. Our nationally-recognized schools use a personalized approach to learning that inspires and empowers each student by fostering meaningful relationships, maintaining high expectations, promoting continuous growth, and providing authentic opportunities for engagement. Our commitment to EACH student means that we value the unique skills and interests of all our students. Our excellent teachers have a 99% approval rating among parents, and they get to know each student to better understand their passions and curiosity.
- **The "4Cs":** Eden Prairie Schools is looking forward to the future to ensure our students are prepared for the jobs of tomorrow. While we maintain high academic standards, we also work to develop critical thinkers, students who can collaborate with their teammates, are creative and know how to effectively communicate. We view the 4Cs as essential skills for all learners to develop in order to contribute purposefully to our ever-changing world.
- **Empowering Curriculum:** Our curriculum focuses on building a strong foundation in core subject areas of math, science, literacy, social studies, physical education, and the arts, at the same time that it promotes critical thinking, collaboration, creativity, and communication across all learning. Every content area is reviewed on an ongoing basis by Curriculum Improvement Committees comprised of educators, administrators and parents. By reviewing existing programs, assessment data, and investigating the newest research and resources available, we are able to continually improve our approaches to keep Eden Prairie Schools in the forefront of education advancements and best practices.
- **A+ Rating:** Eden Prairie was rated the #1 "Best Place to Live in Minnesota" in 2017 by Niche.com, which included the highest possible rating of "A+" for the Eden Prairie School District.
- **Low Class Sizes:** Eden Prairie Schools is committed to low class sizes and are among the lowest average kindergarten and 1st grade class sizes in the west metro.

## Updates and Highlights

### Inside:

- Brand new furnace, air conditioner & water heater
- Brand-new stainless-steel refrigerator, microwave, stove & dishwasher
- Newly painted and carpeted throughout
- Granite countertops and center island
- Both formal and informal dining
- Main-level laundry
- Includes both (1) wood-burning & (1) gas fireplaces
- Walk-out basement
- Open basement with room for workout space, office, wet bar/game area & family room
- Main-level vaulted ceilings
- French doors inside and out

### Outside:

- Driveway resealed annually.
- Maintenance-free, composite decking
- 10 x 12 Storage shed.
- Underground sprinkler system
- Exterior house paint 4 years old

### Other:

- Fantastic School system
- Several city parks within walking/biking
- Fantastic neighbors
- Excellent city parks and celebrations
- Convenient shopping/restaurants
- Easy highway access

