

*9251 Wedgewood Point  
Woodbury, Minnesota 55125*

**Main Level**

*3 Bedrooms, 2 Baths*

Great Room – 20 x 16

Formal Dining – 13 x 12

Kitchen – 18 x 17

Informal Dining – 15 x 10

Master Bedroom – 20 x 15

Master Bath Suite – 15 x 15

Bedroom – 13 x 12

Bedroom – 12 x 11

Office – 14 x 10

Laundry – 11 x 9

Baths: Main Floor Master Full Bath, Full Jack & Jill Bath

**Lower Level**

*2 Bedrooms, 1 Bath*

Excercise Room – 17 x 14

Finished Storage Rooms – 14 x 17, 9 x 12

Family Room & Theater Room – 29 x 20

Game Room w/ Fireplace – 20 x 15

Bedroom – 13 x 12

Bedroom – 17 x 14

Bath – 15 x 10

Walk-Out Lower Level with private back yard

$\frac{3}{4}$  Bath with direct access from outdoor pool

Built 1996

Lot - .75 acres

Taxes - \$10,468

Total Finished Square Feet (Approx) – 5,414

Forced Air/Natural Gas Heat/Central Air Conditioning

Full Finished Walk-Out Lower Level

Three Car Attached Garage (finished & insulated)

Hardwood Maple Floors    Enameled Trim    Crown Moulding

2 Gas Fireplaces – Great Room, Family Room on Lower Level

*\*Information Deemed Reliable but not guaranteed*

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## **Home Highlights**

### **Main Level**

**Entry** – 12 foot ceilings and marble flooring create a stunning first impression.

**Dining Room** – Formal dining room is adjacent to the entry foyer and separated by enameled pillars. This room also features 12 foot ceilings, marble floors, recessed area for a hutch and large windows with overhead trapezoid transom windows.

**Great room** – Open to the foyer and formal dining room, the great room overlooks the backyard, pool and golf course. A gas fireplace with marble surround and 12 foot ceilings highlight the space.

**Den/Study** – Separated from the great room by beveled glass double doors. Amenities include 10 foot ceilings, golf course views, and two walls of built in maple cabinetry and bookcases.

**Kitchen** – Spectacular kitchen features an informal dining area overlooking the back yard, hardwood flooring, extensive cabinetry with two counter seating areas and glass front accents. Recent updates include new appliances, marble counters, glass tile backsplash and cabinet hardware.

**Master Suite** – The main floor master suite is a true owners' sanctuary! Ten foot wide sliding glass doors lead to a 6 x 14 deck overlooking the golf course. His & hers closets separate the sleeping area from the luxurious master bath. A curved wall glass block shower is the stunning centerpiece of the master bath. Enameled columns surround the whirlpool tub, enhancing the spa like feeling. Vanity area includes dual sinks, ceramic tile floors and built in linen storage.

**Bedroom Wing** – Two bedrooms and a Jack & Jill bath are situated on the north end of the home. Each bedroom features a walk in closet and dressing area. The bath area with ceramic tile floors is located between the two bedrooms.

**Laundry** – The laundry room is conveniently located off the kitchen area in the main floor bedroom wing. Built in cabinetry offers plenty of storage and space for folding clothes or doing crafts. Other features: ceramic tile floors, utility sink and built in ironing board.

## Lower Level

**Gym** – Great space for working out, crafts or a second home office with large windows overlooking the backyard and pool area.

**Finished Storage Area** – Completely finished with plenty of built in cabinets.

**Bath** – Oversized ¾ bath was designed with an extra large shower and space for changing to accommodate swimmers. In addition to the indoor entrance, a separate door to the outside offers direct access to the bathroom from the pool area.

**Family Room & Media Room** – Nine foot ceilings and twelve foot wide sliding patio doors in the lower level enhance the feeling of light and spaciousness. Media room features 18 feet of maple cabinetry with a built in 52” television with surround sound. All wiring for the media components can be accessed from the mechanical room.

**Amusement Room & Sitting Area** – This space is separated from the family room by a two sided stone fireplace. The amusement room hosts a built in wet bar with Corian counters and a built in wine rack. Ten foot sliding glass patio doors lead to the outdoor pool area.

**Fourth and Fifth Bedrooms** – Lower level bedrooms overlook the backyard through double wide casement windows. One bedroom hosts a walk in closet; the other bedroom features a double closet.

**Pool** – The in ground pool is 18’ x 36’ and is 6” deep at the deepest end and is surrounded by concrete decking. A new high efficiency heater was installed in 2008. Fencing separates the pool area from the rest of the back yard.

**Property** – Located in Woodbury, minutes from Highways 494 & 94 - be in St. Paul in ten minutes, or to the airport in 20 minutes. Prestwick Golf Course is an 18 hole, par 72 championship course renovated by Kurt Sandness and is recognized by the National Audubon Society for eco-friendly landscaping. The clubhouse hosts Axel’s bar and restaurant overlooking the 18<sup>th</sup> fairway.

## Additional Home Features

Complete exterior update: new windows, garage doors, lighting, stone, Hardiplank siding, paint

Interior updating: casings, baseboard trim, crown moulding, fresh paint

Zoned heating with two furnaces Electric air cleaner Two 50 gallon hot water heaters

Central vacuum Drinking water system 18 station irrigation system

Interior and exterior sound system with iPod dock

New roof New high efficiency pool heater