

# Single-Family Customer Full

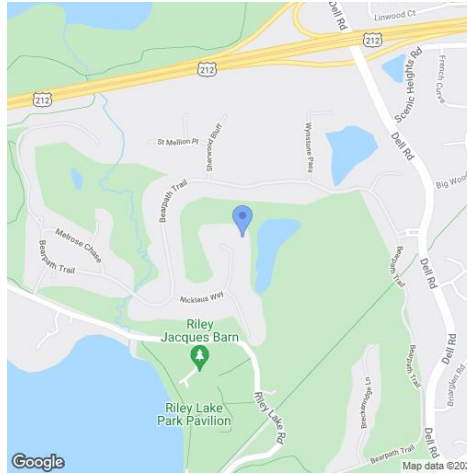
Customer Full Display, Single Family Residential, MLS #: **6080716**

Type: **For Sale**

**18313 Nicklaus Way, Eden Prairie MN 55347-1689**

Status: **Active** List Price: **\$3,299,900**

Original List Price: **\$3,299,900**



Total Bed/Bath: **6/7** Garage: **8** Year Built: **1996**

Map Page: **132** Map Coord: **C3**

Directions:

**Highway 212 to Dell Road, South to Bearpath gatehouse., turn right onto Bearpath Trail to Nicklaus Way, left to home.**

Style: **(SF) Single Family**  
Stories: **2 Stories**  
Const Status: **Previously Owned**  
Foundation Size: **3,859**  
AbvGrdFinSqFt: **6,916**  
BelGrdFinSqFt: **3,666**  
Total Fin SqFt: **10,582**  
Acres: **1.13**  
Lot Size: **irregular**  
Yearly: **Yearly**  
Days On Market: **50** PDOM: **50** CDOM: **50**

## TAX INFORMATION

Property ID: **1911622130024**  
Tax Year: **2021**  
Tax Amt: **\$28,797**  
Assess Bal: **\$**  
Tax w/assess: **\$28,797**  
Assess Pend: **Unknown**  
Homestead: **Yes**

## General Property Information

Legal Description: **LOT 001 BLOCK 001 LOTHENBACH ADDN**  
County: **Hennepin**  
Postal City: **Eden Prairie**  
School District: **272 - Eden Prairie, 952-975-7000**  
Section/Township/Range: **19/116/22**  
Rental License Y/N: **No**  
Complex/Dev/Sub: **Bearpath** Common Wall: **No**  
Lot Description: **Irregular Lot, Tree Coverage - Medium, On Golf Course**  
Association Fee: **\$275** Assoc Fee Frequency: **Monthly**  
Assoc Fee Includes: **Sanitation, Security Staff, Controlled Access, Professional Mgmt**  
Road Frontage: **Private, Cul De Sac, Paved Streets, Curbs, Street Lights**  
Zoning: **Residential-Single** Accessibility: **None**  
Power Company: **Xcel Energy**

## Lake/Waterfront Information

Type: **Pond** Lake Acres: Lake Depth (ft):

## Remarks

Public Remarks: **Bearpath's FINEST! Stunning Street Of Dreams Award winning Cudd brick 2 story, perched on the most desirable 1+ acre lot you will find! Sweeping views throughout and designed for family and entertaining! Main level boasts 2 Story Great Room w/FP, stunning HW floors, floor to ceiling windows and bright open plan. Gourmet kitchen includes chef grade appliances, huge center island, wine bar, and opens to 3 season porch, sunroom, and new deck. Upper level includes luxurious Owner's Suite with laundry, and 4 bedrooms with en suite baths, plus bonus room. Private backyard paradise features fabulous pool and spa, expansive and newly stained patio, arboretum like landscaping, large firepit with waterfall and abundant spaces. Spectacular lower level includes home theater, family room w/wet bar, game room, Connoisseur's Delight cigar and tasting room with hidden TV and industrial ventilation, screen porch, and walks out to spa/pool area. 8 car heated garage parking! This home has it all!**

## Structure Information

Room	Level	Dimen	Other Rooms	Level	Dimen	Heat:	Forced Air, In-Floor Heating
Living Rm	Main	26 x 21	Fifth (5th) Bedroom	Upper	21x15	Fuel:	Natural Gas
Dining Rm	Main	17 x 14	Sixth (6th) Bedroom	Lower	21x15	Air Cond:	Central
Family Rm	Lower	40 x 44	Bonus Room	Upper	23x23	Water:	City Water/Connected, City Water - In Street
Kitchen	Main	23 x 23	Three Season Porch	Main	23x15	Sewer:	City Sewer/Connected, City Sewer - In Street

Bedroom 1 Upper	30 x 22	Office	Main	18x14	Garage:	<b>8</b>
Bedroom 2 Upper	24 x 14	Deck	Main	24x20	Oth Prkg:	
Bedroom 3 Upper	21x13				Pool:	<b>Below Ground, Outdoor, Heated</b>
Bedroom 4 Upper	19x13					
<b>Finished Sq Ft</b>		<b>Bathrooms</b>				
Abv Grd: <b>6916</b>	Abv Grd: <b>6,916</b>	Total: <b>7</b>	3/4: <b>1</b>	1/4: <b>0</b>		
Blw Grd: <b>3666</b>	Main Flr: <b>3,509</b>	Full: <b>5</b>	1/2: <b>1</b>			
	Blw Grd: <b>3,859</b>					
Total: <b>10,582</b>	Total: <b>10,771</b>					

Bath Description: **Main Floor 1/2 Bath, Upper Level Full Bath , Upper Level 3/4 Bath, Private Master, Full Master, Bathroom Ensuite, Walk-In Shower, Full Basement, Separate Tub & Shower, Whirlpool**

Dining Room Desc: **Separate/Formal Dining Room, Informal Dining Room, Eat In Kitchen, Breakfast Area, Kitchen/Dining Room**

Family Room Char: **Lower Level, Great Room, Main Level, 2 or More, 2 Story/High/Vaulted Ceilings, Entertainment/Media Center, Family Room**

Fireplaces: **3** Fireplace Characteristics: **Living Room, Family Room, Brick, Gas Burning, Wood Burning**

Appliances: **Microwave, Exhaust Fan/Hood, Dishwasher, Refrigerator, Washer, Dryer, Disposal, Range, Indoor Grill, Furnace Humidifier, Water Filtration System, Gas Water Heater, Cooktop, Freezer, Water Softener - Owned Breakers, 200 amps**

Electric: **Walkout, Full, Finished (Livable), Drain Tiled, Sump Pump, Day/Lookout Windows, Egress Windows**

Basement: **Brick/Stone**

Exterior: **Pitched, Shakes**

Roof: **Deck, Patio, Porch, Hot Tub, Sauna, Kitchen Window, Kitchen Center Island, Skylight, Vaulted Ceiling(s), Ceiling Fan(s), Hardwood Floors, Tiled Floors, Paneled Doors, Walk-In Closet, Master BR Walk-In Closet, Wet Bar, Exercise Room, Sun Room, Security System**

Amenities-Unit: **Attached Garage, Tandem, Insulated Garage, Heated Garage, Underground Garage, Driveway - Concrete, Garage Door Opener, Multiple Garages**

Parking Char: **Attached Garage, Tandem, Insulated Garage, Heated Garage, Underground Garage, Driveway - Concrete, Garage Door Opener, Multiple Garages**

Garage Dimensions: Garage Sqft: **0** Garage Door Height: Garage Door Width:

Special Search: **Main Floor Laundry, 2nd Floor Laundry, 4 BR on One Level**

Owner is an Agent?: **No**

In Foreclosure?: **No** Lender Owned?: **No** Potential Short Sale?: **No**

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