

Single-Family Customer Condensed

18322 Nicklaus Way, Eden Prairie MN 55347-3437

MLS #: **5572022**

Status: **Active** Contingency: **N** List Price: **\$1,025,000**

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

Directions:

Hwy 212 to Dell Rd South to Bearpath Gatehouse, turn right on Bearpath Trail to Nicklaus Way.



TAX INFORMATION

Property ID: **1911622130009**
 Tax Year: **2020**
 Tax Amt: **\$13,265**
 Assess Bal: **\$**
 Tax w/assess: **\$13,265**
 Assess Pend: **No**
 Homestead: **Yes**

Bed/Bath: **4/4** Garage: **3** Built: **2001**
 Style: **(SF) Single Family**
 Stories/Levels: **1 Story**
 Const Status: **Previously Owned**
 Lot Size: **55X311X150X254**
 Days On Market: **1** CDOM: **1**

Foundation Size: **2,585**
 AbvGrdFinSqFt: **2,585**
 BelGrdFinSqFt: **2,045**
 Total Fin SqFt: **4,630**
 Acres: **0.65**

Legal Desc: **LOT 009 BLOCK 005 BEARPATH 2ND ADDN**
 County: **Hennepin** School Dist: **272 - Eden Prairie, 952-975-7000**
 Complex: **Bearpath 2nd Add** Common Wall: **No**
 Rest/Covts: **Pets-Cats Allowed, Pets-Dogs Allowed, Pets - Number Limit, Architecture Committee, Mandatory Owners Assoc**
 Lot Desc: **Corner Lot, Tree Coverage - Medium, On Golf Course, Underground Utilities**
 Assoc Fee: **\$250** Assoc Fee Frequency: **Monthly**
 Fee Incl: **Sanitation, Security Staff, Professional Mgmt**
 Lake/WF: **Pond** Lake/WF Name:

Pub Rmks: **Very nice L Cramer built walk out Rambler on Bearpath's 11th fairway. Pretty pond side setting with great views. Located on a quiet cul de sac and .64 of an acre. 4 bedroom and 4 bath with loads of spaces inside and out for entertaining family and friends. Nice architectural detail throughout. Opening and flowing floor plan with walls of windows for nice brightness and terrific views. Center island kitchen, informal dining, family room, living room, dining room, laundry room plus owner's suite and an office make up the very convenient main level. Outdoor spaces include the beautiful lot, large main level deck plus lower patio & pergola with built in grill and firepit. This is a great home and a terrific opportunity to own in Bearpath.**

| Room | Level | Dimen | Other Rooms | Level | Dimen | |
|-----------|-------|-------|------------------|---------------|---------------|--|
| Living Rm | Main | 20x18 | Office | Main | 14x12 | Heat: Forced Air, In-Floor Heating, Fireplace |
| Dining Rm | Main | 13x12 | Laundry | Main | 18x12 | Fuel: Natural Gas |
| Family Rm | Main | 17x16 | Amusement Room | Lower | 18x17 | Air Cond: Central |
| Kitchen | Main | 18x16 | Game Room | Lower | 20x18 | Water: City Water/Connected |
| Bedroom 1 | Main | 17x15 | Bar/Wet Bar Room | Lower | 17x16 | Sewer: City Sewer/Connected |
| Bedroom 2 | Lower | 16x15 | Deck | Main | 16x14 | Garage: 3 |
| Bedroom 3 | Lower | 15x15 | | | | Oth Prkg: |
| Bedroom 4 | Lower | 14x12 | | | | Pool: |
| | | | Bathrooms | | | |
| | | | Total: 4 | 3/4: 1 | 1/4: 0 | |
| | | | Full: 2 | 1/2: 1 | | |

Bath Desc: **Main Floor Full Bath, Main Floor 1/2 Bath, Private Master, Full Master, Walk-In Shower, Full Basement, 3/4 Basement**

Dining Room: **Separate/Formal Dining Room, Eat In Kitchen, Breakfast Area**
 Family Room: **Main Level, Lower Level, Family Room, Entertainment/Media Center**
 Fireplaces: **1** Fireplace Characteristics: **Living Room, Family Room, Gas Burning, 2-Sided**
 Appliances: **Cooktop, Wall Oven, Microwave, Exhaust Fan/Hood, Dishwasher, Refrigerator, Washer, Dryer, Gas Water Heater, Disposal, Electronic Air Filter, Air-To-Air Exchanger**

Basement: **Walkout, Full, Finished (Livable), Drain Tiled, Sump Pump, Storage Space**

Exterior: **Wood, Shakes** Fencing:

Roof: **Asphalt Shingles, Pitched, Age Over 8 Years**

Amenities-Unit: **Deck, Patio, Porch, Kitchen Window, Kitchen Center Island, Vaulted Ceiling(s), Hardwood Floors, Tiled Floors, Walk-In Closet, Master BR Walk-In Closet, Main Floor Master Bedroom, Wet Bar, Washer/Dryer Hookup, Security System, In-Ground Sprinkler**

Parking Char: **Attached Garage, Insulated Garage, Driveway - Asphalt, Garage Door Opener**

Special Search: **Main Floor Laundry, Main Floor Bedroom, 3 BR on One Level**