

## Single-Family Customer Condensed

**18442 Nicklaus Way, Eden Prairie MN 55347-3438**

MLS #: **5204338**

Status: **Active** Contingency: **N** List Price: **\$1,755,000**

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

Directions:

**Highway 212, West to Dell Rd south to Bearpath Trail (gatehouse entry), Right on Bearpath trail to Nicklaus Way, left, home is on the left.**



### TAX INFORMATION

Property ID: **1911622240017**  
 Tax Year: **2020**  
 Tax Amt: **\$17,522**  
 Assess Bal: **\$**  
 Tax w/assess: **\$17,522**  
 Assess Pend: **No**  
 Homestead: **Yes**

Bed/Bath: **5/6** Garage: **3** Built: **1999**  
 Style: **(SF) Single Family**  
 Stories/Levels: **2 Stories**  
 Const Status: **Previously Owned**  
 Lot Size: **S 111X195**  
 Days On Market: **390** CDOM: **390**

Foundation Size: **2,162**  
 AbvGrdFinSqFt: **4,185**  
 BelGrdFinSqFt: **1,790**  
 Total Fin SqFt: **5,975**  
 Acres: **0.5**

Legal Desc: **LOT 003 BLOCK 005 BEARPATH 2ND ADDN**  
 County: **Hennepin** School Dist: **272 - Eden Prairie, 952-975-7000**  
 Complex: **Bearpath Golf and Country Club** Common Wall: **No**  
 Rest/Covts: **Pets-Cats Allowed, Pets-Dogs Allowed, Pets - Number Limit, Architecture Committee, Mandatory Owners Assoc, Builder Restriction**

Lot Desc: **Irregular Lot, Tree Coverage - Medium, On Golf Course**

Assoc Fee: **\$250** Assoc Fee Frequency: **Monthly**

Fee Incl: **Sanitation, Security Staff, Professional Mgmt**

Lake/WF: **Pond** Lake/WF Name:

Pub Rmks: **Stunning Ron Clark built home on one of Bearpath's finest lots on the 11th green, 24 hr gated! Terrific quality and condition thru-out. Custom designed and loaded with updates and upgrades. More recently done is the spectacular center island kit, large deck and screened porch, outdoor living spaces with fireplace and lovely landscaping. Walls of windows, open and bright with pond and golf course views; quiet cul de sac street and a great opportunity for this one owner home. Great spaces and nice flow for entertaining family and friends. Gorgeous main level office, 2 main level powder rooms, wonderful fireplace with stone detail in the great room with nearby open and good sized dining room. Upper level master suite has terrific golf course views too. One upper bedroom is slightly nonconforming as you walk thru another area to get to it. Includes a special large garage with a car lift to afford more space for cars and storage. This is a home to see and enjoy. It is terrific.**

Room	Level	Dimen	Other Rooms	Level	Dimen	
Living Rm	Main	21.6x8.6	Fifth (5th) Bedroom	Upper	18x17	Heat: <b>In-Floor Heating, Forced Air, Fireplace</b>
Dining Rm	Main	16x13	Office	Main	17.6x15.6	Fuel: <b>Natural Gas</b>
Family Rm	Lower	22x20	Media Room	Lower	17x16	Air Cond: <b>Central</b>
Kitchen	Main	19x19	Bar/Wet Bar Room	Lower	23.6x15.6	Water: <b>City Water/Connected</b>
Bedroom 1	Upper	19x15.6	Wine Cellar	Lower	14x7	Sewer: <b>City Sewer/Connected</b>
Bedroom 2	Upper	14.6x12	Screened Porch	Lower	29.6x14	Garage: <b>3</b>
Bedroom 3	Upper	15x12.6				Oth Prkg: <b>None</b>
Bedroom 4	Upper	16x17				Pool: <b>None</b>
			<b>Bathrooms</b>			
			Total: <b>6</b>	<b>3/4: 2</b>	<b>1/4: 0</b>	
			Full: <b>2</b>	<b>1/2: 2</b>		

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

Dining Room: **Separate/Formal Dining Room, Eat In Kitchen**

Family Room: **Lower Level**

Fireplaces: **2** Fireplace Characteristics: **Living Room, Family Room, Gas Burning, 2-Sided, Other**

Appliances: **Range, Microwave, Exhaust Fan/Hood, Dishwasher, Refrigerator, Washer, Dryer, Water Softener - Owned, Disposal, Air-To-Air Exchanger, Furnace Humidifier**

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

Exterior: **Stucco, Brick/Stone** Fencing: **Invisible**

Roof: **Pitched, Age 8 Years or Less, Wood Shingles**

Amenities-Unit: **Deck, Patio, Porch, Natural Woodwork, Kitchen Window, Kitchen Center Island, Vaulted Ceiling(s), Ceiling Fan(s), Hardwood Floors, Tiled Floors, French Doors, Walk-In Closet, Master BR Walk-In Closet, Wet Bar, Exercise Room, Washer/Dryer Hookup, Security System, In-Ground Sprinkler, Panoramic View, Cable**

Parking Char: **Insulated Garage, Heated Garage, Driveway - Concrete, Garage Door Opener**

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