

**WELCOME TO:**

**6471 PIPEWOOD CURVE**  
**CHANHASSEN, MN 55331-7702**

**EXTERIOR:**

- \*Cul-de-Sac
- \*Front Hardie Lap & Shake Siding
- \*Front Stone Accents
- \*Gables
- \*Return Gables
- \*Wood Front Door
- \*Transom Windows & Side Light Front Door
- \*75 Poplar Trees Planted (60 Yr ~~Sevixland~~ Highland)
- \*Front Concrete Porch
- \*Concrete Driveway
- \*Eight (8) Ft Insulated Garage Doors
- \*Insulated Garage
- \*Heated Garage
- \*Carriage Style
- \*Two (2) Door Openers
- \*Professionally Landscaped
- \*Backs to Pond & Wetlands w/Stylish Water Fountain
- \*Flat Usable Back Yard Space
- \*Large Master Bedroom Separate Deck
- \*Large Main Floor Deck
- \*Large Stamped Concrete Patio that has an under deck ceiling
- \*Just off Main Corridor Bike Trail that leads to Lake Minnetonka

**MAIN FLOOR:**

- \*All Custom Blinds
- \*17x11 Front Foyer
- \*Hardwood Floor/Brazilian Cherry
  - Foyer, Dining Room, Informal Dining & Kitchen
- \*White Enamel Trim, Wide Base, Window & Door Casings
- \*Upgraded Light Fixtures
- \*Knock Down Ceiling

## **Main Floor Cont'd**

- \*Recessed Ceiling, Living Room, Sunken Living Room**
- \*Floor to Ceiling Stone Two (2) Sided Fireplace**  
Surrounded by Custom Built-in Book & Display Cases
- \*Recessed Lights, Living Room & Kitchen**
- \*Two (2) Story Wall of Windows, Living Room w/Special UV Film**
- \*Built-in Speakers**
- \*Office with Glass Doors & Two (2) Sided Fireplace from Living Room**
- \*Built-in China Hutch**
- \*Rear Mud/Laundry Room w/Built-in Lockers, Cabinets & Counter Tops**
- \*Half Bath with Custom Vanity and Sink Bowl**
- \*Kitchen with Cherry Cabinets, Staggered, Glass Doors, Built-in Wine Rack**
- \*Stainless Steel Appliances, Cook Top, Double Oven, Side By Side**  
Refrigerator with Ice & Water Dispenser
- \*Granite Counter Tops**
- \*Separate Water Tap from Reverse Osmosis System**
- \*Walk-in Pantry with Glass Door**
- \*Large Center Island with Pendant Lights**
- \*Large Formal Dining Room with Beautiful Chandelier**

## **UPPER FLOOR:**

- \*Six (6) Panel Doors, Upgraded White Enamel & Trim**
- \*Beautiful Staircase with Center Carpet Steps with Wood Ends**
- \*Vaulted Loft**
- \*Guest Bath with Tiled Floor & Tub Surround, Rubbed Oil Bronze**  
Hardware & Plumbing Fixtures
- \*Vaulted Master Bedroom**
- \*Sliding Door Leads to Separate Deck Overlooking Wetlands & Pond**
- \*Two (2) Sided Stone Surround Fireplace shared with Master Bathroom**
- \*Master Bath with Tiled Floor & Recessed Lights**
- \*Tile Fireplace Surround**
- \*Six (6) Foot Tub**
- \*Rubbed Oil Bronze Fixtures & Hardware**
- \*Custom Framed Mirrors**
- \*Large Master Bedroom Closet**
- \*Maple Vanity & Tub Panel**
- \*Two (2) Large Bedrooms with their own Vanity, Sink & Counter Tops**  
w/Custom Framed Mirrors
- \*Bedrooms share Bath w/Tile Floor, Tile Tub Surround & Stool & Sink**

## **BASEMENT:**

- \*Walkout to Patio with Stained Concrete and Under Deck Ceiling to keep dry while BBQ during rain**
- \*Large All Tiled Family Room that Includes a Full Bar with 2-Tier Raised Granite Counter Top**
- \*Appliances Include Refrigerator, Microwave, Dishwasher & Wine Chiller**
- \*Exercise Room with Rubber Floor & Mirrors**
- \*Full Bath w/Custom Vanity, Raised Sink Bowl, Rubbed Oil Bronze Fixtures, Tiled Floor & Tub Surround**
- \*Basement is Wired with Surround Sound & Speakers**
- \*Separate Theatre Room with Screen and Built-in Speakers**

## **MECHANICALS:**

- \*90+ Efficient Furnace**
- \*Two (2) Water Heaters**
- \*Electronic Air Cleaner**
- \*Reverse Osmosis Water Treatment System**
- \*Security Cameras**