

## Welcome to 2665 Mapleridge Lane

On the shores of Lake Minnetonka, this elegant home rests amongst towering pines and showcases itself over 146 feet of demand Lafayette Bay lakefront.

The captivating presence of this walkout rambler is immediately felt as you enter the gated entrance that leads to a large circle driveway. Upon entering you'll note the luxurious ambiance while your eye is drawn to beautiful blend of distinguished finishes, faux painting, vaulted ceiling, and of course Lake Minnetonka as it spans the backyard.

The vaulted & walnut beamed Living Room is abundant in built-ins and boasts views over the pool & patio as Brazilian Cherry floors continue into the Dining Room.

A masterfully designed Kitchen features superior appliances, special storage features, detailed lighting & access to the lakeside deck. A relaxing Sun Room with grilling deck, powder bath, two pantries and one of three laundry centers are also nearby.

The Main Level is complete with Home Office and the Master Suite of your dreams. Lakeside, abundant, private & filled with extraordinary amenities, this Suite is sure to please!

After an irresistible splash in the lakeside pool, a fully appointed Lower Level awaits with everything you could want! The Family Room provides comfort & an easiness while the large bar area offers a great place to gather after a long day on the lake. Also enjoy a friendly game of billiards, your own Wine Cellar & heated slate tile floors while the Home Theatre offers private movie premiers with 3-D 110" screen & concessions area.

Three Bedrooms are provided on this Walkout Level.

Two Bedrooms split a Jack & Jill Bath; and the third has its own en-suite Bath.

With a second Home Office, lakeside Hot Tub & Sitting Room, the entire Lower Level offers entertainment-worthy conveniences.

Not to be forgotten, this estate provides Garages for the car enthusiast that are incredible.

From in-floor heat to custom work stations to ceilings fans & detailed lighting, you'll love having a space for all your toys.

As Lake Minnetonka grabs your interest, this exquisite home compliments your lifestyle.

All information in this brochure is deemed reliable but not guaranteed and is subject to change without notice.

## Notable Features

- ◇ 146 feet of rip rapped Lake Minnetonka shoreline
- ◇ ECOsmarte® in-ground pool with stamped concrete terrace
- ◇ Fully integrated audio - speakers throughout including outdoor patio
- ◇ Lutron light control dimmers & switches
- ◇ In-floor heating throughout entire lower level, master bath & both Garages
- ◇ Electric security gate, security cameras & completely fenced yard
- ◇ State of the art Home Theatre
- ◇ Highest quality appliances
- ◇ Climate controlled Wine Cellar plus a lakeside Wine Tasting Room
- ◇ Stamped & colored concrete driveway, front door landing, pool patio, balconies
- ◇ Colored concrete, epoxy, waxed Garage floors
- ◇ Attached heated, cooled & drained 4-car garage & workshop
- ◇ Detached heated, cooled & drained 3-car garage & loft
- ◇ 4 fireplaces: Living Room, Master Bedroom, Family Room, Kitchen
- ◇ 3 different locations for washers & dryers - main level, lower level, garage
- ◇ Ten-foot ceilings with eight-foot solid wood doors in most Main Level rooms
- ◇ Nine-foot or higher ceilings with solid wood doors in Lower Level rooms
- ◇ Professionally faux finished walls
- ◇ Enameled & natural millwork, crown molding & 4-panel doors
- ◇ High base boards, wide window casings, oversized crown molding
- ◇ Flagstone walkways & patios with fire pots
- ◇ 1.62 acre lot - 176 x 355 x 146 x 341
- ◇ Award winning Westonka School District

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## Notable Features

### Pool

- ◇ ECOsmarte - “best non-salt, non-chemical water technology”
- ◇ Colored & patterned concrete pad & patio
  - ◇ Fire pit, sitting & sunning areas
- ◇ Electric automatic cover
- ◇ Pool Sentry - water level control

### Landscape

- ◇ Gentle slope from home to lake
- ◇ 120 pine trees planted by current owner
- ◇ Lanterns - front & rear exterior, garages
- ◇ Professional up-lighting & path lights
- ◇ (2) Outdoor natural gas fire pots - circle drive, pool
- ◇ In-ground sprinkler system
- ◇ Security system with surveillance monitors
- ◇ Security code entrance at front gate & on dock

### Mechanicals

- ◇ Leviton Integrated Networks & Controls - whole house networking, communications, entertainment & control technology
- ◇ Lutron lighting - whole house controls
- ◇ Zoned heating & cooling (2 units)
- ◇ Furnace humidifiers (2 units)
- ◇ Venmar AVS (Advanced Ventilation System) - heat recovery ventilator
- ◇ TriangleTube Hot Water Specialists - energy star rated
- ◇ Bradford White Water Heater
- ◇ In-floor heating system

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## Table of Particulars

### Main Level

#### Foyer

- ◇ Stunning entry that invites you into entire level
- ◇ Custom double wood front doors with arched transom windows
- ◇ Open staircase to lower level
- ◇ Brazilian Cherry floors with tile inlay

#### Lakeside Living Room

- ◇ Vaulted ceiling with Walnut beams & grand chandelier
- ◇ Wall of windows showcase lake & pool views
- ◇ Wall of built-in bookshelves surround gas fireplace
- ◇ Hutch with wine fridge
- ◇ Brazilian Cherry floors

#### Formal Dining Room

- ◇ Lighted oval cut-out ceiling with chandelier
- ◇ Custom China hutch & faux finished walls
- ◇ Double doors with transom window to courtyard deck
- ◇ Brazilian Cherry floors

#### Office

- ◇ Glass pane French doors entry
- ◇ Vaulted ceiling with iron chandelier
- ◇ Floor-to-ceiling built-in cabinets & shelves
- ◇ Double doors with transom window to courtyard deck
- ◇ Brazilian Cherry floors

#### Lakeside Sun Room

- ◇ Octagonal design with vaulted ceiling
- ◇ Tall windows
- ◇ Grilling deck with fenced-in dog area
- ◇ Slate tile floor

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### Main Level

#### Kitchen

- ◇ Informal Dining Area
  - ◇ Grand wall of windows with lake & pool views
  - ◇ Access to lakeside deck
  - ◇ Heat & Glo corner fireplace
- ◇ Spacious with extra clearance between cabinets & island
- ◇ Massive center island with granite countertops, Kohler prep sink, recipe bookcases
  - ◇ Seating accented with pendant lighting
- ◇ Custom glazed cabinets with detailed tile backsplash & under cabinet lighting
- ◇ Gourmet appliances
  - ◇ Wolf six-burner range with Vent-A-Hood exhaust
  - ◇ Sharp Insight Pro microwave oven
  - ◇ Cabinet front Sub Zero refrigerator
  - ◇ Miele dishwasher & coffee maker
  - ◇ U-Line Echelon icemaker
- ◇ (2) Kohler sinks - prep sink & apron sink with pullout spray faucet
- ◇ (2) Walk-in Pantries with motion detected lights
- ◇ Butler's Pantry
- ◇ Ceramic tile floor

#### 4-Car Heated & Cooled Garage

- ◇ Work stations & storage
- ◇ Lots of overhead lighting & (3) Casablanca ceiling fans
- ◇ In-floor heat
- ◇ Utility sink, washer & dryer
- ◇ Enters home near Kitchen & Laundry Room

#### 3-Car Heated & Cooled Garage

- ◇ Loft with built-ins
- ◇ Same superior finishes as Main Garage

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### Main Level

#### Lakeside Master Suite

##### ◇ Bedroom

- ◇ Vaulted ceiling detailed with iron chandelier
- ◇ Floor-to ceiling windows overlooking pool & lake
- ◇ Private balcony
- ◇ Dramatic French door entry
- ◇ Wall of built-in shelves, drawers & cabinets
- ◇ Brazilian Cherry floor

##### ◇ Dressing Room

- ◇ Built-in dressers
- ◇ Full length mirror

##### ◇ Walk-in Closet

- ◇ Customized & organized storage

##### ◇ Master Bath

- ◇ Victoria Albert soaking tub with lake view
- ◇ Double vanities with built-in cabinets, upper & foot lighting
- ◇ Large mirrors
- ◇ Multi-head walk-in steam shower
  - ◇ Built-in speakers
- ◇ Glass shower door
- ◇ Privacy for toilet
- ◇ Ceramic tile floor with in-floor heat

#### Laundry Room

- ◇ Front load Whirlpool Duet washer & dryer
- ◇ Upper & lower cabinets with granite counter & utility sink

#### (2) Guest Baths

- ◇ Each with specialty vanities
- ◇ Kohler faucets & amenities

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### Walkout Lower Level

- ◇ Curved Stairway with hand-forged iron railings & step lights
- ◇ Slate tiles & in-floor heat throughout
- ◇ Nine-foot or higher ceilings

#### Lakeside & Poolside Family Room

- ◇ Grand wall of windows with lake & pool views
- ◇ Gas fireplace surrounded in stone with inset TV & flanked with built-ins
- ◇ Full Custom Bar
  - ◇ Curved peninsula seating with pendant lights
  - ◇ Frigidaire refrigerator, U-Line Echelon icemaker, GE Profile microwave, KitchenAid Espresso machine, copper sink
  - ◇ Poker table area

#### Billiards Area

- ◇ Climate-controlled Wine Cellar
- ◇ Built-in Media Hutch

#### Home Theatre

- ◇ 110-inch 3D Projector home theatre
  - ◇ Plus 2 Sharp TVs
- ◇ Built-in media rack & storage
  - ◇ B & K Components - High Definition Video Switcher
  - ◇ Anthem MRX 700 A/V Receiver - “made for iPod & iPhone”
  - ◇ Furman Linear AC Pure Conditioner - “highest level of protection”
- ◇ Stadium seating with electronic reclining chairs
- ◇ Dry bar, beverage fridge, microwave
- ◇ Box beam ceiling with detail lighting plus wall sconces

#### Guest Bath

- ◇ Slate top vanity
- ◇ River rock floor

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### Walkout Lower Level

#### Lakeside Wine Room

- ◇ Copper tile ceiling & stone walls
- ◇ Leads to pool & lake

#### Indoor Hot Tub

- ◇ Exposed wood ceiling & stone walls

#### Bedroom 2

- ◇ Spacious with lake views & access to Hot Tub
- ◇ Walk-in closet with organizers
- ◇ En-suite 3/4 Bath

#### Bedroom 3 & 4

- ◇ Poolside deck from Bedroom 3
- ◇ Built-in window bench & dresser drawers in Bedroom 4
- ◇ Large closets with organizers
- ◇ Full Jack & Jill bath
  - ◇ Private vanities with fun sconce lights & built-in cabinets
  - ◇ Tall arch mirrors, mosaic glass tile, subway tile surround
  - ◇ Share tub & toilet room

#### 2nd Home Office/Hobby Room

- ◇ L-shaped desk with 3 work stations
- ◇ Upper & Lower cabinets with display shelves
- ◇ Large storage cabinet
- ◇ Storage closet with motion detected light

#### Laundry Closet

- ◇ Convenient location with hall storage
- ◇ Stackable Maytag Neptune washer & dryer

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