

## Welcome to 6387 Cliffwood Circle.

Proclaimed to offer the 'best panoramic lake views I've ever seen!' This property is truly unmatched with multiple patios & a deck that spans the entire lakeside of home. Inside & out, this exquisite home offers breathtaking views over 104 feet of Lake Minnetonka shoreline.

A charming Front Porch awaits & leads inside where your eye is drawn to the stunning millwork, beautiful blend of quality finishes, and of course Lake Minnetonka as a backdrop.

The vaulted Living Room is inviting & a nearby Formal Dining Room sets the table for all your special occasions.

Brazilian Cherry floors continue into the Kitchen with casual lakeside dining, superior appliances, special storage features & a magnificent u-shaped center island where everyone has a place to help prepare for the meal or party.

Also begging for your attention is an incredible vaulted Hearth Room complete with lake views & a wall of built ins - it's perfect for year round entertaining of friends & family alike!

Offering privacy & lake views, here you will find the Master Suite of your dreams.

Abundant in size with extraordinary amenities, this Suite is sure to please!

A sophisticated Office, Guest Bath and convenient Mud & Laundry Rooms are located on the Main Level too.

And not to be forgotten is the Guest Suite with its Bonus Room like location.

Everything else you could want awaits in a fully appointed Lower Level!

The Family & Rec Room is unlimited in activities & fun - watch a movie, gather around the wet bar, grab a friendly game of pool or simply chat in front of the fire.

There is an extraordinary 500-bottle Wine Cellar with tasting table too.

Two Bedrooms share a Jack & Jill Bath; and the third has its own nearby Full Bath.

While the high-powered Exercise Room offers a personal training facility, the 2nd Laundry Rooms features a pleasing puppy shower.

And after day of Lake Minnetonka excitement, everyone will appreciate gathering in front of a roaring fire in the Screen Porch.

Whether you like to skim across the waves or jump in & create them, at the lake frontage, you'll find over 88 feet of dockage, a 40 foot covered slip plus a swimming platform.

As Lake Minnetonka grabs your interest, this finely crafted masterpiece compliments your lifestyle.

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

## Notable Features

- ◇ Unsurpassed panoramic Lake Minnetonka views
- ◇ 104 feet of rip rapped Lake Minnetonka shoreline
- ◇ Wooded & private 0.85 acre lot
- ◇ Exceptional Guest Suite with 3/4 Bath
- ◇ Fully integrated audio - speakers throughout including outdoor patios & porches
- ◇ Fully integrated broadband cable & high-speed internet
- ◇ In-floor heating throughout entire lower level, master bath, Spancrete garage
- ◇ Highest quality appliances
- ◇ Interior & Exterior lights by Cartier Lighting and Home
- ◇ Climate controlled Wine Cellar with Wine Tasting Table
- ◇ Attached insulated 3-car garage
- ◇ Separate Lower Level 2-car garage with storage & workshop
- ◇ 4 fireplaces: Living Room, Hearth Room, Family Room, Screen Porch
- ◇ Main Level & Lower Level washers & dryers - lower level includes puppy shower
- ◇ 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
- ◇ Brazilian Cherry floors throughout most of Main Level
- ◇ Knotty Alder 3-panel doors & millwork
- ◇ High base boards & wide window casings
- ◇ Professionally faux finished walls
- ◇ Ironwood decking - leading brand of naturally durable wood products
- ◇ Flagstone walkways & patios
- ◇ Award winning Minnetonka School District

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## Notable Features

### Lakeshore & Landscape

- ◇ Multiple patios with lake views
- ◇ Ironwood deck spans entire lakeside
- ◇ Extensive professionally designed boulder walls
- ◇ Mature trees & established shrubs
- ◇ “Eagles nest” lake views in all directions
- ◇ 40-foot covered slip, 88’ dockage & swim platform
- ◇ Level grassy areas at lakeshore & halfway down stairs
- ◇ Tiered stairs with lighting
- ◇ Electricity at dockage
- ◇ In-ground sprinkler system

### Mechanicals

- ◇ Power832 DSC - whole house security system
- ◇ RCA Digital Broadband & 3Com Office Connect Router - whole house networking, communications, entertainment & control technology
- ◇ Bryant Plus 90t - zoned heating & cooling with furnace humidifier
- ◇ Venmar vanEE - heat recovery ventilator
- ◇ A.O. Smith Power House Power Shot - power vent water heater - energy star rated
- ◇ Bradford White Water Heater
- ◇ Commers Water Systems - home water softener
- ◇ Wirsbo in-floor heating system
- ◇ Central vacuum system

### Main Level 3-Car Garage

- ◇ Work stations & storage
- ◇ Enters home near Kitchen & Laundry Room
- ◇ Naturally warmed from Lower Level’s in-floor heat

### Lower Level Spancrete 2-Car Garage

- ◇ In-floor heating throughout Spancrete
- ◇ 16 x 12 workshop
- ◇ 16 x 8 storage

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## Table of Particulars

### Main Level

#### Foyer

- ◇ Stunning entry that invites you into entire level
- ◇ Custom wood front door with sidelights
- ◇ Open staircase to lower level

#### Lakeside Living Room

- ◇ 20-foot vaulted ceiling with Alder beams
- ◇ Wall of windows with arch transom window
- ◇ Wall of built-in bookshelves surround gas fireplace

#### Formal Dining Room

- ◇ Textured wallpaper & Tray ceiling with iron chandelier
- ◇ Brazilian Cherry with inlaid carpet

#### Office

- ◇ Glass pane door
- ◇ Private deck with generous lake views

#### Mud Room

- ◇ Entry from Garage & Front Porch
- ◇ Built-in bench & lockers plus large coat closet
- ◇ Slate tile floor carries into Laundry Room

#### Laundry Room

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

#### Guest Bath

- ◇ Specialty vanity with vessel sink
- ◇ Textured & faux painted walls
- ◇ Iron & crystal chandelier

#### Guest Suite

- ◇ Private location & spacious room size
- ◇ Furniture inspired vanity in 3/4 Bath with subway & glass mosaic tile

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### Main Level

#### Kitchen

- ◇ Informal Dining Area
  - ◇ Wall of windows with lake views
  - ◇ Access to lakeside deck
- ◇ Spacious with extra clearance between cabinets & island
- ◇ Magnificent u-shaped center island with upgraded granite countertops
  - ◇ Multiple prep areas & 2 sinks - prep sink & under mount double sink with pullout spray faucet
  - ◇ Seating accented with pendant lighting
- ◇ Custom Alder cabinets with slate backsplash & under cabinet lighting
- ◇ Gourmet stainless steel appliances
  - ◇ Wolf six-burner & griddle range with Vent-A-Hood exhaust
  - ◇ Cabinet front Sub Zero refrigerator
  - ◇ KitchenAid microwave oven & dishwasher
- ◇ Massive Walk-in Pantry with organizers & 2nd refrigerator

#### Lakeside Hearth Room

- ◇ (2) Walls of large windows with transom windows
- ◇ 20-foot vaulted ceiling
- ◇ Gas fireplace & built-in Knotty Alder bookshelves & cabinets
- ◇ Deck access

#### Lakeside Master Suite

- ◇ Bedroom
  - ◇ Floor-to ceiling windows overlooking lake
  - ◇ Private balcony
  - ◇ Dramatic French door entry into Suite & Bath
  - ◇ Plush carpet floor
- ◇ His & Her Walk-in Closets - customized & organized storage
- ◇ Master Bath
  - ◇ Dual vanities with marble counters
  - ◇ Multi-head walk-in shower with glass shower door
  - ◇ Large soaking tub
  - ◇ Privacy for toilet
  - ◇ Travertine tile floor with in-floor heat

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### Walkout Lower Level

- ◇ Stairway with hand-forged iron ballister & step lights
- ◇ Nine-foot or higher ceilings

#### Lakeside Family Room

- ◇ Wall of windows with lake views
- ◇ Gas fireplace surrounded in stone
- ◇ Large built-in Media with bookcases
- ◇ Full Custom Bar
  - ◇ Curved peninsula seating with pendant lights
  - ◇ Full size refrigerator, microwave, dishwasher, copper sink
  - ◇ Slate tile floor
- ◇ Climate-controlled Wine Cellar
  - ◇ Tongue & groove barrel entry
  - ◇ Wine tasting table
  - ◇ 500-plus bottle storage - display shelves plus diamond bins
  - ◇ Plank wood floor
- ◇ Billiards Area
  - ◇ Built-in cue rack
  - ◇ Deck access

#### Lakeside Screen Porch

- ◇ Wood burning fireplace surrounded in fieldstone
- ◇ Tongue & groove ceiling
- ◇ Concrete floor
- ◇ Patio access

## Table of Particulars

### Walkout Lower Level

#### Walk-thru Full Bath

- ◇ Vanity with cultured marble 'top
- ◇ Linen closet
- ◇ Tile floor

#### Bedrooms 2-3

- ◇ Spacious
- ◇ Walk-in closets with organizers
- ◇ Bedroom 2 is lakeside & Bedroom 3 has a built-in desk
- ◇ Full Jack & Jill Bath
  - ◇ Dual sink vanity with cultured marble 'top

#### Bedroom 4

- ◇ Private with lake views & deck access
- ◇ Currently functions as 2nd Home Office

#### 2nd Laundry Room

- ◇ Convenient entry from outside or lower level garage area
- ◇ Large work surface plus upper & lower cabinets
- ◇ Puppy shower, washer & dryer
- ◇ Tile floor

#### Exercise Room

- ◇ Large mirrored wall with ballet bar
- ◇ Separate in-wall sound & video
- ◇ Natural light
- ◇ Commercial grade gym flooring

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