

Table of Particulars

18985 Azure Road

Situated in the heart of Deephaven, this inviting & irresistible home is within walking distance to local beaches & parks with close proximity to shopping, schools & highways.

The Foyer greets guests with an open staircase as the Main Level offers unobstructed rooms & Brazilian Cherry hardwood floors. The gourmet Kitchen, spacious dining & vaulted Living Room mesh beautifully. Complete with a Laundry Room, Office, and Guest Bath, the Main Level is practical in design & function.

Upstairs the Master Suite offers privacy & backyard views. Two additional Bedrooms are spaciouly designed and share a Full Bath.

The recently finished Lower Level gives everyone a place to relax & enjoy! A large Family Room features built-ins surrounding the gas fireplace, Bar with Wine Cellar & extra space for exercise or gaming. A 4th Bedroom, Bath, plus loads of storage space make this Lower Level ideal in every way.

With impeccable craftsmanship inside and professionally & strategically landscaped outside, you'll appreciate all your new home has to offer.

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Main Level

Foyer

- ◇ Wood door with sidelights
- ◇ Open staircase to Upper Level
- ◇ Large coat closet

Office

- ◇ Vaulted ceiling
- ◇ Glass pane French Doors
- ◇ Closet

Living Room

- ◇ Wood & stone surrounds gas-burning fireplace
- ◇ Vaulted ceiling with fan
- ◇ Large windows overlook backyard

Dining Room

- ◇ Open to Kitchen & Living Room
- ◇ Sliding glass doors to Backyard

Kitchen

- ◇ Bi-level Center Island with seating
- ◇ Brazilian Cherry cabinets with Pantry & granite countertops
- ◇ Stainless steel appliances: KitchenAid convection & wall ovens, Amana refrigerator, microwave; Miele dishwasher; 5-burner cooktop
- ◇ Planning Desk with custom cabinets

Laundry Room

- ◇ Whirlpool Duet front load Washer & Dryer
- ◇ Large counter & utility sink
- ◇ Upper & Lower cabinets
- ◇ Tile floor

Guest Bath

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

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Upper Level

Master Suite

- ◇ Spacious room size with large windows & ceiling fan
- ◇ Walk-in closet with organizers
- ◇ Master Bath
 - ◇ Whirlpool tub surrounded by tile
 - ◇ Dual head shower with tile surround
 - ◇ Tall vanity with dual sinks
 - ◇ Heated tile floor

Bedroom 2

- ◇ Spacious room size with large windows
- ◇ Oversized closet

Bedroom 3

- ◇ Spacious room size with large windows
- ◇ Walk-in closet

Full Bath

- ◇ Tub with shower & tile surround
- ◇ Tall vanity & tile floor
- ◇ Linen closet in Hallway

Lower Level

Family Room with surround sound

- ◇ Knotty Alder Built-in Media Center & cabinets
- ◇ Gas-burning fireplace with stone surround
- ◇ Pedestal lights over Bar with wine & beverage refrigerators & microwave
- ◇ Wine Cellar

Exercise Area

- ◇ Open to Family Room

Bedroom 4

- ◇ Spacious with large closet

3/4 Bath

- ◇ Tile shower & floor

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Mechanicals

- ◇ Carrier furnace & air conditioner
- ◇ Aprilaire humidifier
- ◇ Broan ventilation system
- ◇ Kinetico water treatment system
- ◇ AO Smith Power House® Power Shot gas water heater
- ◇ Sump pump & drain tiled

Built-in Stereo System

- ◇ Entire Main Level, Upper Level & Patio
- ◇ Controls are located in Kitchen, all Bedrooms & Master Bath

Oversized 3-car Garage

- ◇ Insulated
- ◇ Loads of storage

0.28 acre lot

- ◇ Nearby Deephaven beach & parks
- ◇ Professionally landscaped - strategic timing of blooming perennials

Minnetonka School District 276

- ◇ Deephaven Elementary (K-5)
- ◇ Middle School East (6-9)
- ◇ Minnetonka High School (10-12)

Utilities

- ◇ Estimated Electric: \$ 115/month
- ◇ Estimated Gas: \$ 84/month

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Welcome to the Official Web Site of the City of Deephaven, Minnesota

"two square miles of tranquility"



Thorpe Park

History

Once a field farmed by local truck farmers Frank Bennis and his son George, Thorpe Park has evolved to be Deephaven's primary community park. Upgraded in 1996, Thorpe Park offers numerous outdoor activities for year-round enjoyment for families of all ages.

Facilities:

- Off-street parking
- Picnic shelter with picnic tables and a grill
- Playground with swing sets and a slide
- Pond
- Flower gardens
- Ball fields (2)
- Tennis courts (2)
- Warming house
- Lighted hockey rink
- Open skating rinks
- Basketball court
- Horseshoe pit
- In-line skating
- Drinking fountain
- Snow sliding hill
- Walking path

Deephaven Beach



The largest of all of the Deephaven beaches, the Deephaven Main Beach is the most versatile, with numerous recreational areas.

The entire beach and recreational area have been updated to give the Deephaven Community and the surrounding neighborhood a recreational area that can be used to its maximum potential during the spring, summer and fall seasons.

Facilities:

- Supervised swimming beach
- Tennis court with "Sport Court" surface for multi-functions
- Canoe racks
- Trail access
- Picnic area
- Swings