

Welcome to... 40 Clay Cliffe Drive

Casual elegance rests on over one acre in Clay Cliffe - Lake Minnetonka's only gated community - as gracious amenities are presented throughout this home.

Magnificent circle drive & charming entrance greet you at the front door. Upon entering your eye is drawn to the stunning millwork, beautiful blend of quality finishes, and of course Lake Minnetonka as it spans the backyard.

As the Sunken Living Room is abundant in built-ins, a nearby Gallery presents the pool & patio. Box beam ceilings continue into the Dining Room & Kitchen which blends superior appliances, special storage features & detailed lighting with a practical design.

Just off the Kitchen is a generous Mud Room, playful Den & Guest Bath.

Also challenging for your attention is a significant Bar & Billiards Room - perfect for year-round entertaining of friends & family alike!

A sophisticated Office & Laundry Room are also on this Main Level.

Up the stairs, you'll find the Master Suite of your dreams.

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

Three more Bedrooms on this Upper Level share a Sitting Room.

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

With extra built-in storage & 2 more Laundry Rooms, the entire Upper Level offers privacy, conveniences & unparalleled lake views.

A fully appointed Lower Level awaits with everything else you could want!

The Media Room offers private movie showings and a concessions area.

The Play Room is unlimited in activities & fun

while the high-powered Exercise Room offers a personal training facility.

This level is complete with a 5th Bedroom & 6th Bath creating a Guest Suite.

After an irresistible splash in the lakeside pool, everyone will appreciate gathering around the Cabana or sitting near the fire pit.

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

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

Table of Particulars

40 Clay Cliffe Dr, Tonka Bay MN

- ◇ Designed by Tom Rauscher - Built by Dan Brown Builders
- ◇ Ten-foot ceilings with eight-foot solid wood doors in most rooms
- ◇ Professionally faux finished walls
- ◇ Maple & Cherry millwork, crown molding & 4-panel doors
- ◇ High base boards & wide window casings
- ◇ Box beam ceiling in Kitchen, Dining Room, Living Room
- ◇ Lutron RadioRA® 2
 - ◇ Whole house electric lighting control
- ◇ Surround sound system
 - ◇ Speakers throughout including outdoor patio
- ◇ In-floor heating throughout entire lower level, master bath & Garage
- ◇ Heated & drained Four-car garage & Workshop
- ◇ Breathtaking Master Suite comprises most of west wing
- ◇ Cat 5 wired
- ◇ 2-sided fireplace: Shared with Living Room & Bar
- ◇ 3 different locations for washer & dryer hook-ups
- ◇ In-ground pool with cabana
- ◇ Outdoor lanterns: front door, garage
- ◇ Outdoor electrical posts in front gardens
- ◇ In-ground sprinkler system
- ◇ Stamped & colored concrete driveway, walkway & patio
- ◇ Clay Cliffe Association
- ◇ Minnetonka School District

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Table of Particulars

Main Level

Foyer

- ◇ Stunning entry that invites you into entire level
- ◇ Custom double wood front doors with side & transom windows
- ◇ Open staircase to upper & lower levels
- ◇ Slate tile floors

Sunken Living Room

- ◇ 16-foot box beam ceiling
- ◇ Heat-n-Glo dual sided gas fireplace - shared with Bar Room
- ◇ Wall of built-ins & media center
- ◇ Gallery with wall of windows & doors showcases lake & pool views
- ◇ Plush carpet in Living Room with slate tile in Gallery

Office

- ◇ American Cherry desk with floor-to-ceiling built-in cabinets & shelves
- ◇ Texture finished ceiling
- ◇ Glass pane French doors with transom windows
- ◇ Curved wall of windows
- ◇ Plush carpet

Bar & Billiards Room

- ◇ Grand wall of windows with lake & pool views
- ◇ Half-circle granite bar with copper sink, seating & pendant lighting
- ◇ Subzero full-sized refrigerator & beverage 'frig, Fisher Paykel dishwasher, ice maker
- ◇ Heat-n-Glo dual sided gas fireplace with slate surround - shared with Living Room
- ◇ 24-foot vaulted wood ceiling in sunken Billiards Room
- ◇ Glass pane French Doors with transom windows to Gallery from Billiards Room
- ◇ Hickory floors with plush carpet in Billiards Room

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Main Level

Kitchen

- ◇ Spacious with extra clearance between cabinets & island
- ◇ Bi-level center island with granite countertops, under mount sink
 - ◇ Seating accented with pendant lighting
- ◇ Maple cabinets with granite backsplash
 - ◇ Outlets built-into cabinets for ease of use & storage of small appliances
- ◇ Gourmet appliances:
 - ◇ Wolf cook top with overhead ventilation
 - ◇ KitchenAid Superba wall oven, convection microwave oven & warming drawer
 - ◇ Cabinet front Sub Zero refrigerator
 - ◇ Miele dishwasher
 - ◇ Storage drawers & spice rack pullout posts under cook top
- ◇ Walk-in pantry
- ◇ Planning desk with granite top
- ◇ Hickory floors

Dining Room

- ◇ Grand wall of windows with lake & pool views
- ◇ Built-in display cabinets with upper glass front doors
- ◇ Hickory floors

Den/Playroom

- ◇ Tongue & groove panel walls & 16-foot ceiling
- ◇ Built-in shelves & media
- ◇ Lake & pool views

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Main Level

Mud Room

- ◇ Built-in locker storage with shoe organizers, drawers, coat hooks & hangers
- ◇ Full length mirror
- ◇ Slate tile floor
- ◇ Enters from Garage

Laundry Room & 3/4 Bath

- ◇ Whirlpool Duet front load washer & dryer
- ◇ Upper & lower cabinets
- ◇ Vessel bowl sink
- ◇ Slate & glass tile floor
- ◇ Door closes to Laundry Room for private bath

Guest Bath near Foyer

- ◇ Vessel bowl sink
- ◇ Slate tile floor

Garage & Workshop

- ◇ 3-car Garage & Workshop are heated & insulated
 - ◇ In-floor heating & epoxy floors
- ◇ Overhead storage
- ◇ Workshop has large work stations & utility sink
- ◇ Extra “toy” storage/car space
 - ◇ Leads to pool
 - ◇ Enough square footage for 2 cars

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Upper Level

Landing Area

- ◇ Arched South face transom windows provide loads of natural light
- ◇ Curved wood railings at Landing & Stair
- ◇ Built-in linen base cabinet with granite top
- ◇ Plush carpet throughout

Master Suite

◇ Bedroom

- ◇ Barrel vaulted ceiling detailed with soft lighting
- ◇ Floor-to ceiling windows overlooking pool & lake
- ◇ Dramatic French door entry

◇ Dressing Room

- ◇ Full length mirror

◇ Hers Walk-in Closet

- ◇ Window provides natural light
- ◇ Built-in dressers & center island
- ◇ Whirlpool Duet front load washer & dryer with built-in cabinets

◇ His Walk-in Closet

- ◇ Built-in cabinets & organizers

◇ Master Bath

- ◇ Large Kohler jet tub
 - ◇ Ceramic tile surround with glass block window
 - ◇ Ceiling detailed with soft lighting
- ◇ 2 tall vanities with built-in cabinets
- ◇ Multi-head shower
 - ◇ ThermaSol steam shower system
 - ◇ Full ceramic tile with built-in sitting bench
- ◇ Glass shower door
- ◇ Privacy for toilet
- ◇ In wall television space
- ◇ Ceramic tile floor
- ◇ Skylight with rain sensor & remote control

Table of Particulars

Upper Level

Play Room/Sitting Room/Children's Office

- ◇ Entry to Bedrooms 2, 3 & 4
- ◇ Storage closet in Hallway to Bedroom 4
- ◇ Walk-in Laundry closet
 - ◇ Whirlpool Duet front load washer & dryer with cabinets

Bedrooms 2 & 3

- ◇ Lake views plus built-in window benches & bookcases
- ◇ Each feature walk-in closets with organizers
- ◇ Share Jack & Jill bath & play room

Full Bath

- ◇ Jack & Jill style with ceramic tile
- ◇ Granite vanity with two sinks & built-in medicine cabinets
- ◇ Privacy for toilet & tub with shower

Bedroom 4

- ◇ Sitting area with window
- ◇ Walk-in closet with organizers
- ◇ En-suite Full Bath
 - ◇ Granite vanity
 - ◇ Tub with shower

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Lower Level

- ◇ Curved wood railings at Landing & Stair
- ◇ Plush carpet throughout
- ◇ Nine-foot or higher ceilings
- ◇ Wirsbo in-floor heat throughout

Home Theatre

- ◇ Light blocking curtains with recessed curtain track
- ◇ Tray ceiling with detail lighting
- ◇ Wall sconces & built-in movie storage cabinet
- ◇ Built-in media rack
 - ◇ NetLinx Integrated Controller - one component controls all audio & media
 - ◇ Parasound Stereo - a “new standard for sound & style”
 - ◇ DWIN TransVision DLP Projector home theatre
 - ◇ Denon DVD player
 - ◇ Monster Power surge protector

Concessions Area

- ◇ Wet bar with granite counters
- ◇ Stainless steel appliances
 - ◇ Dacor convection oven, beverage ‘frig, KitchenAid microwave
- ◇ Storage closet

Play Room

- ◇ 16-foot ceiling
- ◇ Storage closets

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Lower Level

Exercise Room - potential Bedroom 6

- ◇ Glass pane French doors
- ◇ Wall of mirrors plus media hook-ups
- ◇ Storage closet
- ◇ Large egress windows

Bedroom 5 - Guest Suite

- ◇ Architectural curved wall
- ◇ Walk-in closet with organizers
- ◇ Large egress windows
- ◇ Walk-thru 3/4 Bath
 - ◇ Large vanity with sink & detailed lighting
 - ◇ Glass block & ceramic tile to ceiling in standing shower
 - ◇ Glass block window
 - ◇ Ceramic tile floor

Storage Room

- ◇ French door entry
- ◇ Built-in cabinets
- ◇ Access doors to wiring of Home Theatre components
- ◇ Leads to Mechanical Room

Gun Locker/Storage Closet

Mechanicals

- ◇ Carrier furnace & air conditioners (2 units)
- ◇ Fresh Start Water - reverse osmosis system
- ◇ Bradford White Water Heater (3 units)
- ◇ Wirsbo in-floor heating system

Table of Particulars

109-foot Lake Minnetonka shoreline

Pool

- ◇ Concrete pool installed by Randall Pool & Spa
- ◇ Automatic cover
- ◇ Colored & patterned concrete pad & patio
 - ◇ Fire pit, sitting & sunning areas

Cabana

- ◇ Canopied Bar with seating
- ◇ Stainless steel cabinets beverage 'frig & granite countertops
- ◇ Wet bar with walls & floors fully tiled
- ◇ Storage rooms
- ◇ 1/2 Bath
 - ◇ Aqua & copper glass tiles with skylight
- ◇ Overhead door

Patio is tiered with stone and brick from home to pool area

Back lawn is level and landscaped with low boulder walls

1.14 acre lot - 171S x 310 x 100L x 415

Association

- ◇ Only gated neighborhood on Lake Minnetonka - 17 residences
 - ◇ Gate access via remote, access code or call residence from call box
- ◇ Private road - completely resurfaced in 2007
- ◇ Private tennis courts
- ◇ Private gazebo located on "The Point" for all residents to use
- ◇ Full-time caretaker lives in neighborhood
- ◇ \$300 per lot per month includes all snow removal and 3 hours per month of service from the caretaker. Additional services and time can be arranged with caretaker if needed.