

Welcome to
27680 Island View Road

Surround yourself in lake views and classic Lake Minnetonka living.
With 640 feet of rip-rapped shoreline,
this home sets up perfectly to ensure privacy inside & stunning amenities outside.

Upon entering the Foyer, you'll be drawn to the vaulted Living Room with gas fireplace
and a wall of Lake Minnetonka views.

A set of French Doors present the lakeside Family Room - formerly a Formal Dining Room.
The bright cook's kitchen features a huge center-island with seating,
plenty of storage, and open dining area with bay window.

The Master Suite is spacious with personal sitting room, magnificent lake views & deck access.
You'll also appreciate the oversized walk-in closet & private Full Bath.

Completing the Main Level are a Laundry Room that doubles as the Mud Room
from the Garage, a second lakeside Bedroom and 3/4 Bathroom.

From the Upper Level, a Loft overlooks the Living Room
& is flanked by two Bedrooms and a 3/4 Bathroom.

As three large skylights allow the sunlight to spill into the Loft,
the Bedrooms' skylights are strategically placed to provide views of Lake Minnetonka.

A Walkout Lower Level provides a great entertainment option with a charming Amusement
Room that offers a bar area, wall of lakeside windows and outdoor patio.

There are also an exercise room, hot tub room, built-ins, loads of storage plus a workshop.

Whether it's an intimate dinner or a large gathering,
the deck spans the entire back of this home as the sunset serves as the evening backdrop.

Year-round you'll appreciate the long views of beautiful Lake Minnetonka...
this is where you can relax under the blooming cherry tree
or get in the boat and head for the open water!

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

Table of Particulars

Notable Amenities

- ◇ 640 feet of rip-rapped Lake Minnetonka shoreline
- ◇ Dock and boat slip on protected harbor
- ◇ 40-foot covered slip
- ◇ 32-foot covered slip with boat lift
- ◇ Level backyard to lake & docks
- ◇ Maintenance free deck at harbor shoreline
- ◇ Maintenance free deck spans entire back of home
- ◇ Outdoor speakers at deck
- ◇ Breathtaking lake views from most rooms
- ◇ Generous room sizes
- ◇ Main level master suite
- ◇ In-floor heating in master bath
- ◇ 2 Fireplaces: gas in living room; wood-burning in amusement room
- ◇ Insulated Garage - naturally maintains a comfortable temperature - never freezes
- ◇ Outdoor lanterns
- ◇ In-ground sprinkler system
- ◇ Concrete driveway
- ◇ Storage shed at lakeside
- ◇ Private road maintained by the 14 homes on Island View Road
- ◇ Private harbor is treated for weeds & milfoil each year by the 6 homes on harbor
- ◇ Near Minnetonka Country Club, Excelsior, Lake Minnetonka LRT Trail
- ◇ Minnetonka School District 276

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Main Level

Foyer

- ◇ Stunning entry that invites you into Living Room or Kitchen
- ◇ Front door with sidelights
- ◇ Coat closet

Living Room

- ◇ Wall of windows showcase property & lakeshore
- ◇ Two sets of sliding glass doors to deck
- ◇ Vaulted ceiling with Loft overlooking room
- ◇ Gas fireplace with floor-to-ceiling shelves

Family Room/Formal Dining Room

- ◇ Glass French doors from Living Room
- ◇ Grand windows with lake views
- ◇ Built-in hutch/display case

Kitchen

- ◇ Spacious with extra clearance between cabinets & island
- ◇ Generous Center Island with cooktop, sink & breakfast bar
- ◇ Appliances: 2 wall ovens, microwave, JennAir cooktop, side by side refrigerator, dishwasher, garbage disposal
- ◇ Informal dining area with large bay window
- ◇ Pass through window to Living Room provides lake views

Laundry Room/Mud Room

- ◇ 2 large closets plus storage cabinets
- ◇ Maytag washer & dryer
- ◇ Enters from Garage for ease of access to Kitchen

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Main Level

Spacious Lakeside Master Suite

- ◇ Bedroom
 - ◇ Curved wall of windows overlook front yard
 - ◇ Walk-in closet with organizers
- ◇ Sitting Room
 - ◇ Lake views and deck access from sliding glass doors
 - ◇ Media & surround sound
- ◇ Master Bath
 - ◇ Flextherm in-floor heated tiles
 - ◇ Soaking tub & separate standing shower - each with tile surround
 - ◇ Large vanity with dual sinks
 - ◇ Privacy for toilet

Bedroom 2/Office

- ◇ Lake views and deck access from sliding glass doors

3/4 Bath

- ◇ Glass door to shower with tile surround
- ◇ Vanity with dual sinks

Table of Particulars

Upper Level

Loft

- ◇ Provides two-story ceiling for Living Room
- ◇ Three separate skylights provide loads of natural light
- ◇ Unlimited functions - home office, sitting room, game/play room, etc!

Bedrooms 3 & 4

- ◇ Each feature a skylight with lake views
- ◇ Bedroom 3 has a closet
- ◇ Bedroom 4 is non-conforming (no closet)

3/4 Bath

- ◇ Glass door shower with tile surround
- ◇ Vanity plus Linen cabinet

Table of Particulars

Walkout Lower Level

Amusement Room

- ◇ Wall of windows showcase property & lakeshore
- ◇ Wood-burning fireplace with brick surround
- ◇ Bar with seating
- ◇ Walks out to ground level Patio
- ◇ Great for after boating entertainment

Hot Tub Room

- ◇ Lined in Cedar with tile floors

Exercise Room

- ◇ Windows provide inspirational lake views

3/4 Bath

- ◇ Glass door shower with tile surround
- ◇ Entrance near Hot Tub & Exercise Rooms

Workshop

- ◇ Walks out to backyard
- ◇ Lots of storage space

Utility Room

- ◇ Lennox heating & cooling with Aprilaire humidifier
- ◇ Bradford White water heater
- ◇ Utility sink
- ◇ Well Room
- ◇ More storage!

Estimated Utilities

- ◇ Average Gas: \$ 132/month
- ◇ Average Electric: \$ 131/month

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