

**FOR
SALE**
by Owner



For Sale By Owner ➤ At 2006 Construction Cost ➤ Motivated Seller

Lanesboro Designer Home

Contemporary & Elegant • Unique Design • Superb Craftsmanship
Extremely Energy Efficient • Environmentally Friendly
Low Maintenance • ~60 acres of Privacy 1 mile from Downtown

1½-story with Full Walkout Basement and 2-car attached drive-through Garage
4 Bedrooms ♦ 4 Bathrooms ♦ Studio & Home Theatre in Basement ♦ “Secret” Play Room
Pantry, Laundry, Storage, Workshop ♦ 16 x 24 Timber-frame Barn ♦ Tractor, Wood Splitter
Photovoltaic Panels, Solar Hot Water Panels, Small Wind Generator, Passive Solar Design
Whole-House Stereo System ♦ High-Speed Internet via DSL ♦ Digital TV via Fiberoptic



Kitchen



Dining Room



2-sink Family Bath



Masonry Stove & Living Room

Description

4 Bedrooms, 4 Bathrooms (21 rooms total) ♦ 2-car attached garage

2,600 sq. ft. conditioned living space ♦ 1,750 sq. ft. above ground ♦ 3,600 sq. ft. total

Main floor is Handicap-accessible with 1 bedroom, 1 bath, kitchen, and laundry.

Low-maintenance fiber-cement siding (25-year warranty) and steel roof (50-year warranty).

900 sq. ft. wrap-around deck with maintenance-free recycled plastic decking and aluminum railing.

58.65 acres with 13 acres of Prairie Restoration (CRP II) and 40+ acres of woods, bluffs and a pond.

Abundant wildlife: deer, turkeys, pheasant, grouse and a feral goat with one horn (“Herbert”).

Off-Grid Electrical System ♦ Radiant In-Floor Heating System ♦ Rainwater Collection System

Utility (heating, cooling, electrical, water) cost has averaged \$150/year with year-round occupancy.

[annual CRP payment of \$1,950 pays for all utilities, real estate taxes, and snow removal with \$400 to spare]

2 car minutes southeast of downtown Lanesboro on Hidden Valley Drive.

Elegant, High-Quality Interior Finish:

Natural Maple Trim & Solid Doors; Custom Birch Cabinets; Bamboo, Cork, & Red Slate Tile Flooring;

No-VOC Milk & Clay Paints and Water-Based Lacquer; Super-Insulated (ICF, Icynene, Cellulose)

Custom-Built Extremely Energy Efficient Masonry Stove With Stunning Limestone Facing

Custom Designed by the Owner and Custom Built by Professional Trades in 2006.

For Sale by Owner: \$640,000

Price is actual cost of 2003 land acquisition, 2006 construction cost and upgrades.

Motivated Seller.

For more information contact:

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Personal Showings By Appointment Only on Sunday afternoons ♦ Serious Inquiries only, please.