

776 MINNESOTA AVE | WILLOW GLEN

3 BEDROOMS | 2 BATHROOMS | 1,768 SQFT | 5,629 SQFT LOT

STUNNING WILLOW GLEN CONTEMPORARY HOME - ALMOST COMPLETELY REBUILT!

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on't miss this almost completely rebuilt new contemporary home located in prime, highly

sought-after Willow Glen neighborhood - nearly 95% rebuilt from the foundation up. The light and bright, well planned home has an excellent floor plan perfect for living and entertaining with 3 bedrooms and 2 full bathrooms, including a full master suite and finished basement.

Every detail has been built into the home for comfort and pleasure. The gorgeous fully renovated Chef's Kitchen includes top-of-the-line Thermador appliances throughout, custom-built walnut cabinets for plenty of storage, push button doors/drawers, as well as Waterfall solid surface countertops and a large island with sink. This state-of-the-art kitchen opens to a spacious living room and dining area.

The living room is highlighted with an elegant custom linear inset fireplace and stone face adding to home's warmth and ambiance. The master suite, with raised ceilings, boasts of a beautiful bathroom with a Barcelona freestanding tub with California faucets, custom floating cabinet, custom tile work and granite tile floors. Also included are custom high-end Kohler uplift mirrors with defogger, backlight, as well as pre-wired for internet and cable to the mirror.

Other all new features also include Wide Plank White Oak Hardwood floors throughout, LED lighting inside and out, fully insulated walls and ceiling, pre-wired for whole house fan. The home's finished basement also includes additional square footage not included in the home's overall square footage. Additionally the property has as an oversized, detached 2 car garage, with approximately 480 square feet. The finished garage has fully insulated walls, ceiling and rafters, pre-wired for in-ceiling speakers, internet and cable for wall mounted TV.

The outdoor area features gorgeous Camaru hardwood deck, pre-wired speaker wires, gas line ran to fire pit area and electrical box pre-wired for hot tub. The property's highly sought after Willow Glen neighborhood is conveniently located and close to Downtown Willow Glen's outstanding restaurants and shopping, as well easy access to major commute routes.

For a virtual tour, please visit: www.776Minnesota.com.

OFFERED AT \$1,488,000

SUMMARY OF THIS FINE RESIDENCE

- 3 spacious bedrooms and 2 full custom bathrooms - including master suite
- Approximately 1,768 square feet of living area* - rebuilt from the foundation up!
- Lot size approximately: 5,629 square feet* (*buyer to verify all square footage)
- **Top-of-Line Chef's Kitchen** - includes the following fine finishes:
 - All thermador high end appliances and fridge
 - Waterfall solid surface countertops
 - Custom walnut cabinets with plenty of storage
 - Push button doors / drawers
 - Sliders in the in-wall cabinets
 - Custom hidden slider for toaster oven
 - Uppers have undermount lights and outlets
- **Living room** with elegant custom linear inset fireplace and stone face adding to homes warmth and ambiance. The living room's many features also include:
 - In ceiling speakers (paradigm)
 - In wall sub (paradigm) w/ amp \$3000
 - Pre-wired internet, TV and cable in 2 locations
 - All wired to the closet (media closet)
 - Pre-wired Satellite wire to media closet and onto the roof with mounting post.
- **Expansive master suite** with the following:
 - His and Her Closets
 - Raised ceilings
 - In ceiling speakers (paradigm)
 - In wall sub (paradigm) w/ amp \$3000
 - Pre-wired to media closet, internet and cable

Master bathroom:

- Custom floating cabinet with under mount lights
 - Custom tile work
 - Granite tile floors
 - Custom high end Kohler uplift mirrors with defogger, backlight, as well as pre-wired for internet and cable to the mirror
 - Barcelona freestanding tub w/ California faucets tub filler
 - California faucets and hans grohe shower faucets
 - Overhead rain shower head
 - In ceiling speakers (paradigm) wired to closet in master bedroom
- **Bedroom 1** (next to master bath):
 - Fully insulated walls as well as double layer sound barrier drywall (baby's room)
 - Pre-wired for internet and cable

- **Bedroom 2** (next to basement)
 - Oversized closet
 - Pre-wired for cable and internet

- **Hall Bath:**
 - Oversized bathroom
 - Custom tile
 - Custom floating cabinet and countertop
 - Hansgrohe and California faucets

- All led lighting inside and out
- Fully insulated walls and ceiling, floors and rafters
- Pre-wired for whole house fan
- Wide plank White Oak Hardwood floors throughout
- Laundry room with built in cabinets that are push open
- Finished Basement: drywalled, insulated, with epoxy water barrier, and pre-wired for speakers, internet and cable (square footage of basement not included with overall home's square footage)

- **Enjoy the home's outdoor area with the following:**
 - Programmable exterior lighting
 - Custom camaru hardwood fence & camaru hardwood electric privacy gate
 - Camaru hardwood deck
 - Pre-wired speaker wires x3
 - Gas line ran to fire pit area
 - Electrical box pre-wired for hot tub

- **Finished, oversized detached 2 car garage** - approximately 480 square feet* - with the following:
 - Pre-wired for in ceiling speakers
 - Custom exposed wood beams
 - Pre-wired for internet and cable for wall mounted TV.
 - Fully insulated walls, ceiling and rafters
 - Pre-wired for whole house fan
 - Epoxy floor

- Located in a prime Willow Glen locale - conveniently located and close to Downtown Willow Glen's outstanding restaurants and shopping, parks, schools, as well easy access to major commute routes.