

503 Irving Beach Drive SW

“Feel great about the way you live”

An invitation:

Most houses are simply a place to eat, sleep, and watch TV – the mundane things of everyday existence. This home, on the other hand, is an opportunity to relish life, play, entertain, and be upbeat about your environment. Designed from the outset to be exciting and different, we’re inviting you to learn why this unique home will invigorate the way you live!

Welcome to the Irvingboro neighborhood:

A progressive neighborhood containing a mix of single family homes, condos, twin homes, and businesses, all built new since 1992. Lots of green space has been set aside as part of the plan.

Lake Irving is the main attraction to this waterfront neighborhood. All homes are either directly on the lake, or have lake access. Off-lake homes (not the lake homes) are required by deed restriction to have a membership share in Irvingboro Recreation Association, which owns and manages the PRIVATE parks and marina on the lake.

In-town convenience is a great reason to live here and \$5.00 gas is still on the horizon! Easy and quick proximity to shopping, schools, churches, the university, medical services, even the new Event Center just constructed less than a mile away. Yet the neighborhood is secluded enough to enjoy relative privacy off the beaten path.

The planned neighborhood enjoys city sewer/water, sidewalks (lots of walkers), special streetlights, curb/gutter and new streets throughout. Irvingboro residents believe strongly that this is the Bemidji area’s standout place to live.

As a resident, you will also appreciate the handy newer Lueken’s Village Foods and First National branch bank complex situated nearby on #197 South.

Irvingboro will soon benefit from an expanded asphalt walk/bike trail along its border that will be extended from Lake Bemidji State Park all the way to Walker and beyond. This trail is part of an extensive Beltrami County/DNR trail system gradually being developed, a wonderful recreational resource available very close to this home.

Lakes Irving/Bemidji:

Lake Irving is the first lake on the Mississippi as it winds its way north from the Itasca Park headwaters. It’s a small (660 acres) shallow ($\pm 20'$) sand bottom lake that provides ready access to adjacent Lake Bemidji (over 6,500 acres) under the bridge. Both Lake Irving and Bemidji are part of a reservoir with level controlled at the “Power Dam” about eight miles downstream. Mississippi boaters can travel downriver from Lake Bemidji all the way to Stump Lake, a scenic and enjoyable boat ride and even upriver with water level permitting. It’s estimated there are over 10,000 acres of total water here to boat, fish, cruise, or play.

Lake Irving is usually fished early and late, and most fishermen head into Lake Bemidji's deeper waters in the summer. Larger Lake Bemidji is a renowned fishery for Walleye and now for Muskie (\pm 50# taken). It has excellent fishing structure and Walleye counts are reported by the DNR to be excellent.

While Lake Irving is small compared to Bemidji, it has some definite advantages: Less big lake wind, reduced boat traffic, and lots of migrating water birds to watch. The Mississippi carries some nutrients into the warmer, shallow water which cause increased algae and emerging weed growth at certain times of the summer season. When this occasionally occurs residents can easily pop into colder Lake Bemidji for boating and fishing.

Whether directly on or off the water at Irvingboro, the lake is an important feature of this neighborhood. Lake Irving elevates home values and residential desirability, and as lakeshore continues to escalate in price, this benefit will undoubtedly become even more valuable.

Why a twinhome?

The owners of 503 Irving Beach Drive are also the developers of the Irvingboro project, have constructed many twinhomes in the area, and this is the second one they've lived in personally. They recognize the distinct advantages of this type of home. Twinhomes are called "zero lot line" homes, meaning the single structure consists of two attached dwellings that are joined on the common, center lot line of two separate lots.

This twinhome is not a condominium, and each unit has its own private lot. The owner/developer had saved this 185' PREMIER lot especially for a twinhome and subsequently divided it into 75' and 110' lots for twinhome construction, the most efficient and cost effective use of the expensive lakeshore.

Some twinhome considerations include:

- More house for the money. There are construction and energy use savings. The same design and square footage as two single family detached homes would cost at least 15% more, and require more land investment.
- Twinhomes enjoy outside views from three sides, preferable to other townhouse groupings.
- They generally have a unified exterior appearance even though each side may have a totally different interior design (as this one does).
- The dividing double wall construction is fire code rated and effective for sound isolation.

A Builder's Declaration is recorded setting up a number of conditions and rules for joint use.

503 lot:

The most valuable lot in the neighborhood because it required less home to water setback and offered an unobstructed vista over a seldom used association park next door, south sun exposure, open space, and greater privacy. You'll appreciate the benefits of this lot when you live here.

- Has 110' water frontage and about 2/3 acre
- Estimated market value of \$225,000+
- Water setback only about 50' to deck, the closest in neighborhood. You'll feel "right on the water" here.
- Lot elevation drops about 5' below Irving Beach Drive, then flat, then about 8' down to lake level
- Perfect gentle slope down to lake, and excellent storm drainage.

- Large boulder, rip rapped waterfront (protection from ice damage and high water erosion)
- Sandy beach with no drop-off
- All new city sewer and water connections (all assessments paid)
- Lighted brick entry columns, ornamental fence and flower gardens along street
- City street light directly by driveway
- Electric, natural gas, all available phone and cable suppliers (all utilities underground)
- Extended, curving asphalt, shared entry driveway (creates estate look)
- Many spade planted trees, extensive shrubbery, flower gardens
- Professionally landscaped with ornamental block and patio stone toward lake
- Manicured lawn with lake water irrigation system
- City parcel number R80.04946.01
- 2010 real estate taxes are \$5,196 including garbage, storm water, and emergency 911 fees.

Design Criteria:

Although we had determined a basic exterior look we had four primary considerations for our architect to address on 503. 1) Water view; 2) Street appeal; 3) Livability and comfort; 4) Energy use.

When built:

Finished and occupied in fall 2004. Framing construction by Woytassek Custom Homes of Detroit Lakes, all other sub-contractors hired direct by owner/developer.

Size specifications:

- 4-5 bedrooms, 2.5 baths (master suite on main level)
- Two story, 2,000 square feet on each level plus garage (4,000' finished)
- Full concrete heated crawl space under home
- "V" angle layout of unit 503 to maximize sunlight and west lake view

Construction materials:

No expense was spared to utilize the very best, the highest quality components during building. For example, all Andersen picture and casement windows, CertainTeed "Grand Manor" architectural shingles, all copper plumbing lines, Dryvit stucco, etc. As a prospective buyer you need to understand what makes this home substantially different. Because of the extra strength construction and higher quality components, this twinhome was a considerably more expensive home to construct than normal.

Unusual considerations:

Foundation: (heated crawl space due to elevation above lake)

- Oversize, extra reinforced footings to eliminate movement
- Walls are Arxx poured concrete and steel in foam blocks (called insulated concrete form construction)
- Heavy rolled waterproofing (absolutely no leaks)
- 4" concrete and re-rod floor (most 4' clear), all heated. Provides an ideal area for horizontal furnace and water heaters to maximize upper living space.

Structure:

- NO ENTRY STEPS on main level (special lowered floor design)
- 2" x 6" exterior walls (9' & 10' ceiling height on main, 8' on second level)
- Double firewall between units

- All PLYWOOD construction (roof, walls, floors). Absolutely no particle board used.
- Major beaming with 18" web trusses to carry inset second level (achieves unique exterior look)
- Spray polyurethane foam insulation on complete outer shell (eliminates air leaks, very high R value)
- 2' blown in ceiling insulation (R60)
- Commercial grade 5/8 fire code sheetrock throughout
- Extra heavy engineered, pre-fabricated roof trusses with catwalk to access attic

Interior highlights:

Sunken main level living room with 10' ceiling

- Direct west view toward lake and dock through large floor length windows
- Built-in shelving/cabinets with Cambria top
- Gas fireplace with heat ducting option into furnace system
- Home theater with plasma TV and surround sound

Professionally designed kitchen with island and Cambria counter seating

- All Kitchenaid stainless appliances, including double oven
- Matching china cabinet, pantry, ornamental tile and wainscoting
- Adjacent dining, opens picturesquely toward lake

Home office/computer room off foyer

- Built-in cabinets and desk with filing cabinets under
- Fluorescent grid and under counter lighting

Master suite

- Built-in cabinets with TV
- Compact tile bath with acrylic sit-down shower
- Above clothes rack storage cabinetry in walk-in closet

Exercise/Laundry

- Closet enclosed washer/dryer area with cabinets above
- Glass see through water visibility from kitchen, tile floor
- Elevated flat screen TV with DVD player

Garage

- Good sized (24' x 24') heated double garage with custom tool and storage cabinets and workbench.
- Fluorescent lights, new epoxy floor
- Insulated door and commercial opener

Second level

- Central TV/great room with snack kitchen, 3 large bedrooms, full compartmentalized bath, additional study with office nook (over garage) could be 4th upper bedroom
- Furnace/storage room with closets and heavy metal shelving

Other amenities

- Water view from all rooms on main level, angular layout is visually interesting
- Lots of woodwork everywhere: six panel oak doors, custom railings
- All American Standard fixtures, acrylic (not fiberglass) tub and shower, inset triple mirror medicine cabinets in all baths
- Numerous recessed and special order lighting, ceiling fans (7)
- Shaded UV film on southwest main windows, blinds and Anderson Fabric draperies
- Central vac throughout both levels
- Huge storage capacity in closets, storeroom, and in heated crawl space under entire house

- Floor coverings include mix of porcelain tile, laminate, and heavy nylon carpeting (most in neutral tan colors)

Utility systems

- Individual sewer and water to each twinhome unit
- Separate high efficiency forced air natural gas furnaces (both levels) with central air (natural gas heating cost October 2009 through March 2010 (6 months - 73 degrees) under \$1000
- Off peak electric plenum heater alternative option on both furnaces. Off peak use during the above heating season was under \$400 including water heating.
- Double electric off-peak water heaters
- Air exchangers on both levels with HEPA air cleaner and ultraviolet air purifier on main level
- Owned Culligan demand water softener
- Both hardwired and wireless internet availability. Wiring to roof for potential dish system.

Outside:

- Color coordinated brick, stucco, architectural shingles
- Huge, sunken (ground level) sundeck toward south and lake. Constructed of color matching, no maintenance composite material. Has furniture area and outdoor hot tub at deck height (2-3 person, currently used seasonally by owner). Also stainless grill piped for natural gas (no inconvenient tank filling).
- Bilco metal cellar door accessing lakeside crawl space. Super handy for storage of water toys and outdoor equipment.
- Two section, 80', shared, no maintenance aluminum dock (install/removal cost also shared)
- Metal halide dock light by shore for play and late night fishing expeditions

Equipment included:

- Natural gas fired stainless outdoor grill
- All kitchen and laundry appliances
- Metal island counter stools (3)
- Metal locking filing cabinets under two desks
- Metal storage shelving (upper, crawl space and garage)
- Dock (1/2)
- Upper level snack refrigerator
- Blinds and draperies
- Matching dining and entry rugs
- Above fireplace plasma TV and exercise room TV
- Home theater controls

Adjacent unit owners:

- Retired CPA and wife
- Winter in Arizona 6-7 months
- Friendly, cooperative, outgoing, active golfers

Reason for availability:

- Our kids are grown and out of the house
- The Irvingboro development project (our job) is essentially complete
- We are seeking a second rewarding career and will likely need to relocate

- Our 503 Irving Beach Drive property is not actively “for sale” but available to serious prospective buyers
- This is not a “distress sale”. We are not in a hurry and will wait for the right purchaser.

Price:

- Realistically offered at \$725,000.
- Owner may consider trade of lesser price Bemidji home as temporary residence or other local real estate.
- Owner will not accept contingent offers on the sale of another residence
- The cost to replace this home would exceed \$800,000 (\$200,000 lot, \$600,000 home at 4,000’ x \$150/sq. ft.). In some lakeshore markets this would easily be a million dollar home.
- Potential purchasers must review “Builder’s Declaration” covering twinhome and Protective Covenants on the plat
- Owner husband is a licensed Minnesota real estate Broker for Best of the North Real Estate Co.

To view:

Shown by owner appointment ONLY to financially qualified potential buyers. You’ll discover a unique home that will provide a high degree of personal comfort and pleasure and an outdoor atmosphere perfect for family fun.

**Available exclusively through
Best of the North Real Estate Company**

Shown by appointment ONLY

For additional information contact: Mike Ettesvold, Owner/Agent



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