

Shoreacres Gardens Condominium

Units 11 & 12 (914 & 916 Old Rail Way)

Location:

- Closest units to Lake Irving and commons park with boat dock
- Nice angled lake view across park
- Lower elevation above lake (situated on former rail bed) requires crawl space instead of our usual basements
- More traffic privacy at end of entry drive

Construction:

- Twinhome/townhouse style condo units, each with 3 bedrooms, 2 ½ baths. Very attractive hip roof exterior design
- Two story with 1,558 sq. ft. on main level and 681 sq. ft. on second level (total 2,239 sq. ft. completely finished).
- Main level enjoys a nice master suite, very spacious kitchen/dining area with island seating, handy ½ bath (powder room), laundry, den/computer room, big living room and covered patio both oriented toward the park and marina. The open architecture creates a spacious feel.
- Second level contains two bedrooms (one larger with extra size walk-in closet), full bath with tub/shower, and convenient storage room.
- The foundation/crawlspace is ICF (insulated concrete form wall construction) that will be warm and dry. Extending under the entire main level the 4 ft. clear height concrete floor space is ideal for storage of less used items. Easily accessed under the second floor stairs.
- A valued builder specialty: Absolutely no exterior or interior steps on the main level (perfect for less mobile residents).
- Oversize Vinylite casement (Energy Star rated) crank out windows provide lots of outside visibility.
- Brick entry façade and unusual “Cape Cod” style vinyl shake exterior siding.
- 9 ft. height ceilings on main level, and 8 ft. on second level.
- Well insulated with high efficiency forced air natural gas heat, air exchanger, and central air conditioning.

Special Features:

- High quality six panel oak doors throughout, with matching trim and open stair to second level.
- Designer island kitchen plan is extra roomy, and enjoys a special closet pantry. Full kitchen appliance package included. A small side patio is well situated for outdoor grilling ease near the kitchen.
- The deluxe master suite bath provides both whirlpool tub with ceramic surround, as well as sit-down shower. The bedroom has a sliding glass door opening directly onto the covered patio.

- You'll especially appreciate perimeter landscaping, lots of surrounding trees, and irrigated lawn opening directly onto the waterfront commons.
- Living room includes optional corner gas fireplace (\$4,000 cost) with ceramic tile and handmade oak mantle.
- Shoreacres Gardens Condominium residents pay \$185.00/month to obtain an easier living lifestyle with all outside maintenance contracted out. This is "a place at the lake WITHOUT THE WORK!"

Price:

\$309,500. Fully landscaped and turn-key ready. Buyer also assumes a City of Bemidji assessment balance for sewer/water/Rako Street paving of \$3,750.00 payable with taxes over time. Now under construction: Completion date of approximately October 1, 2008, sooner if necessary.

Not available through the MLS

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