

A PLACE FOR EVERYTHING

And Room for What Comes Next

2215 SW WOODLAND Drive

Ankeny, IOWA 50023



PRESENTED BY LAKE PANORAMA REALTY



MORE THAN A HOME.

ROOM TO LIVE.

Welcome to 2215 SW Woodland Dr, a distinctive Ankeny property designed for people who appreciate space, flexibility and the freedom to make a home work for the way they actually live. From the moment you enter, the home feels generously proportioned. The main level provides inviting gathering spaces, a spacious kitchen, a bright sunroom and a comfortable flow for both everyday living and entertaining. Upstairs, the private bedroom level offers a remarkable primary suite, two additional bedrooms and convenient laundry.



THE HEART OF THE HOME

A KITCHEN DESIGNED FOR REAL LIFE



The kitchen is one of the home's natural gathering places. Rich cherry cabinetry brings warmth and character to the space, while the generous layout provides room to prepare meals, gather with family and entertain friends. The adjoining eat-in kitchen/dining area makes everyday meals easy and comfortable without requiring the formality of a separate dining room. It is the kind of space that works equally well on a quiet weekday morning or when the house is full of guests.



A HOME THAT ENTERTAINS WELL. The kitchen connects naturally to the surrounding living spaces, creating a comfortable flow throughout the main level. Whether you're hosting a holiday gathering, preparing dinner for the family or simply enjoying coffee before the day begins, the space offers the room and functionality to make everyday life easier.

MORNING LIGHT

YOUR OWN SUNRISE RETREAT



One of the home's most distinctive spaces is the sunroom, surrounded by windows and oriented toward the east. That orientation invites the morning sun into the room, creating a bright and peaceful place to begin the day. Imagine coffee as the first light comes through the windows. A quiet place to read. A comfortable place to visit with friends. A space filled with natural light throughout the morning. The sunroom adds something that square footage alone cannot measure: **an experience**. Its abundance of windows connects the interior of the home with the changing light outside while providing a space that can serve many purposes throughout the year.

GATHER, RELAX, UNWIND

AN OVERSIZED LIVING ROOM

The living room is designed to be lived in. Its generous proportions give you the freedom to arrange furniture for conversation, television viewing, entertaining or simply stretching out and enjoying the space. At the center of it all is the fireplace, creating a natural focal point and adding warmth to the room. This is the space where everyday life happens. Family movie nights. Holiday gatherings. Conversation with friends. A quiet evening at home. The size of the room makes it possible to accommodate all of it.



FLEXIBILITY STARTS AT THE FRONT DOOR

A ROOM THAT CAN CHANGE WITH YOU



Not every room needs a single purpose. The home's front room provides the flexibility to serve as either a formal dining room or an office, depending on how you live. For those who entertain, it provides a more traditional dining experience. For those who work from home, it can become a private workspace. For someone who wants both, the space offers another opportunity to customize the home around personal needs. That flexibility continues throughout the property. The home's design gives you spaces that can evolve as your lifestyle changes, without requiring you to move every time your needs do.



A PRIVATE UPSTAIRS RETREAT

THE PRIMARY SUITE

At the end of the day, the primary suite provides a comfortable retreat from the rest of the home. The large primary bedroom features high vaulted ceilings, creating an impressive sense of volume and openness.



The suite continues into a private en suite bathroom and a generously sized primary closet with ample room for clothing, shoes and personal storage. It's a space designed not merely for sleeping, but for unwinding.



ROOM FOR EVERYONE

2 ADDITIONAL BEDROOMS
and ROOM TO GROW.



The upstairs bedroom level provides additional private living space beyond the primary suite. Two additional bedrooms give family members, guests or other occupants their own dedicated spaces. The lower level adds another potential dimension with a separate room featuring egress, creating the possibility for a fourth bedroom depending upon intended use and applicable building requirements. That combination makes this property particularly appealing to buyers who need more than a conventional three-bedroom layout.



The home's upstairs laundry room is another feature designed around everyday convenience. No more carrying laundry up and down multiple levels. Everything you need is positioned where you use it.

BATHROOMS & EVERYDAY CONVENIENCE

SPACE WHERE YOU NEED IT

With the primary en suite plus three additional bathrooms throughout the home, the property provides an exceptional level of convenience for families and guests. Multiple bathrooms mean less waiting in the morning, more privacy when entertaining and greater flexibility throughout the home. Combined with the spacious bedroom areas and upstairs laundry, the home is designed to function efficiently even when everyone is moving in different directions.



THE DIFFERENCE IS IN THE DETAILS. A home this size isn't simply about having more rooms. It's about how those rooms work together. Private spaces upstairs. Gathering spaces on the main level. Flexible recreation and hobby areas downstairs. And extraordinary storage and garage capacity outside. The result is a property that can accommodate a wide range of lifestyles.

THE LOWER LEVEL

MAKE IT WHATEVER YOU WANT



The lower level is where this property really begins to reveal its versatility. Use it as a hobby area. Create an entertainment space. Design a home theater. Build a game room. Set up a workout area. Create a workshop. Or simply enjoy additional living space. The lower level gives you room to pursue the things you enjoy without sacrificing the primary living spaces of the home. AND THEN THERE'S THE FLEX ROOM A separate lower-level room includes egress, providing an opportunity for additional finished living space and potentially a fourth bedroom, subject to applicable requirements. For buyers who need flexibility, that possibility can be significant. This isn't simply unfinished basement potential. It's space waiting for an idea.

THE GARAGE

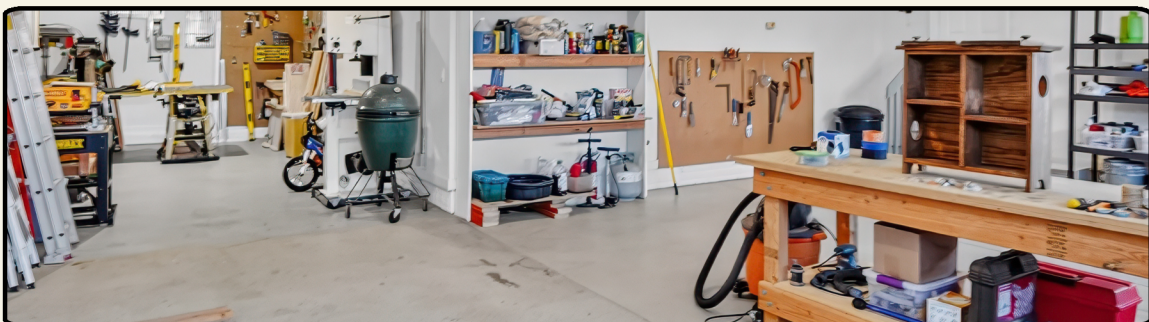
THIS ISN'T JUST A GARAGE.
IT'S A DESTINATION.



And then there is the garage. With up to four stalls in the main attached garage plus an extraordinary 13' x 48' RV/boat garage, this property delivers the kind of storage and recreational space that is exceptionally difficult to find in a residential setting.

Whether your passion is boating, RVing, automobiles, woodworking, collecting or simply having room for everything, this property was built with possibilities in mind.

Space. Convenience. Flexibility. And all of it in Ankeny, just minutes from the amenities of one of Central Iowa's most desirable communities.



BUILT FOR THE ENTHUSIAST

BRING THE TOYS. RV. BOAT. CARS. HOBBIES. STORAGE.

Finding a home with an attached garage is common. Finding one with room for up to four vehicles plus a dedicated 13' x 48' RV/boat garage is another matter entirely. The additional garage opens up possibilities that simply aren't available with a conventional residential garage. RV ENTHUSIASTS; Keep your RV protected and close to home without giving up valuable driveway space. BOAT OWNERS;

Store your boat in a dedicated enclosed space and keep your equipment organized. CAR COLLECTORS; Create a protected environment for additional vehicles, projects or a collection. HOBBYISTS; Use the additional space for projects, tools, equipment and storage. The possibilities are only limited by your imagination and because it is attached, convenience is built into the design.



UPDATES & PEACE OF MIND

IMPORTANT IMPROVEMENTS



A home isn't just about what you see today. It's also about the major systems and improvements that help protect your investment.

2019 — NEW SHINGLES The roof shingles were replaced in 2019, providing an important update to one of the home's most critical exterior systems.

2022 — NEW FURNACE & AIR CONDITIONING The furnace and air conditioning system were replaced in 2022, providing updated heating and cooling equipment.

2017 — RV/BOAT GARAGE The additional 13' x 48' RV/boat garage was built in 2017 and includes 240V electrical service.

These improvements add to the home's overall appeal while reducing the concern that often accompanies major replacement projects.

LOCATION

ANKENY AT YOUR DOORSTEP

One of the great advantages of this property is that you don't have to choose between space and convenience. You get both. The home is located minutes from the amenities Ankeny has to offer, giving you convenient access to shopping, dining, recreation, schools, services and the many conveniences that make Ankeny one of Central Iowa's most popular communities. And when you want to slow down, you don't have to go far. A walking path is just steps away, while a quiet nearby park provides another opportunity to enjoy the outdoors. CLOSE TO WHAT MATTERS. Far enough from the noise to feel comfortable. Close enough to everything you need.



Top Amenities in Ankeny, Iowa

Restaurants • Entertainment • Family Fun • Shopping • Parks & Recreation • Nightlife • Nearby Attractions

RESTAURANTS & DINING

- **Jethro's BBQ LakeHouse** – Signature BBQ, mac & cheese, lakefront views at Prairie Trail Promenade
- **Trailside Tap** – Award-winning patio, pork tenderloins, craft beer on the High Trestle Trail
- **Leaning Tower of Pizza** – Longtime local favorite pizza in Uptown Ankeny
- **Nonna's Pizza & Pasta** – Highly rated Italian pizza, pasta, and family dining
- **30hop** – Contemporary American with lively atmosphere in The District
- **Tribute Eatery & Bar** – Upscale American dining and cocktails in Prairie Trail
- **Flavory Bistro** – Standout international and fusion cuisine
- **Amigos Mexican Grill** – Fresh street tacos, burritos, and made-to-order Mexican
- **Hernandez Mexican Bar & Grill** – Popular margaritas, chimichangas, generous portions
- **Main Street Cafe & Bakery** – Bakery items, breakfast, sandwiches, and café classics
- **Ankeny Diner** – Classic Midwest comfort food, breakfast all day, hearty specials
- **Magee's Irish Pub & Eatery** – Comfort food and Irish pub atmosphere
- **Firetrucker Brewery** – Craft brewery in historic fire station with patio, games & live music
- **Uptown Garage Brewing** – 30+ rotating taps, large patio, family-friendly vibe
- **Waterfront Seafood Market** – Fresh seafood, sushi bar, and market-style dining
- **Wasabi** – High-quality sushi and Asian dishes
- **Grimaldi's Pizzeria** – Coal-fired brick oven pizza in The District
- **Outback Steakhouse** – Steaks, seafood, and classic American fare
- **Alohana Hawaiian Grill** – Hawaiian-inspired plates, bowls, and tropical flavors
- **Porch Light Coffee House** – Local coffee, light fare, and Uptown gathering spot
- **Yankee Clipper** – Classic bar & grill; popular Taco Tuesdays
- **Crumbl Cookies / Cinnaholic / Brown Dog Bakery** – Specialty cookies, cinnamon rolls & local baked goods
- Also popular: Chick-fil-A, Culver's, Panera Bread, B-Bop's, and multiple pizza options

SHOPPING

- **The District at Prairie Trail** – Mixed-use hub with boutiques, Plaza Shoppes, dining, green spaces, and events
- **Uptown Ankeny** – Walkable historic district: Real Deals (home décor & fashion), Purple Poppy Boutique, Paisley Pineapple Children's Boutique, West Forty Market, Uptown Confections
- **Costco Wholesale** – One of the largest Costco locations in the Midwest
- **Delaware Avenue Corridor** – Retail stretch with local shops, Fiscus Diamond Jewelers, Brown Dog Bakery, and services
- **Ankeny Farmers Market** – Saturdays 8 a.m.–noon (May–Sept) at AMP: produce, baked goods, plants, crafts, ready-to-eat foods
- Big-box and specialty retail throughout the city — most shopping needs covered locally

ENTERTAINMENT & NIGHTLIFE

- **B&B Theatres Ankeny 12 & B-Roll Bowling** – 12-screen cinema (ScreenX), bowling, arcade, and Sterling's restaurant under one roof
- **Urban Air Trampoline Park** – Trampolines, ropes course, climbing wall, zipline, and open jump
- **The Escape** – Escape rooms for groups, dates, and team-building
- **BackSpin Indoor Golf & Bar** – Golf simulators (90+ courses), full bar, and pizza
- **Firetrucker / Trailside Tap / Uptown Garage** – Live music, patios, board games, and nightlife
- **Ankeny Art Center** – Gallery exhibits, classes for all ages, and annual Santa's North Pole Village Craft Show
- **Ankeny Community Theatre & Community Chorus** – Local performing arts
- Seasonal series: Beats & Eats (Thursdays at AMP), Sips & Songs, Nash Nights, Movies Under the Stars at Wagner Park

FAMILY FUN & KIDS

- **Cascade Falls Aquatic Center** – Large municipal water park with slides, zero-depth pool, water play features, and lap swimming (Memorial Day–Labor Day)
- **Prairie Ridge Aquatic Center** – Family-oriented pool and splash features (seasonal)
- **Ankeny Miracle Park** – City's largest inclusive playground with accessible features + Miracle League baseball field at Hawkeye Park
- **Deer Creek Park** – Playground featuring a thrilling zipline for kids
- **Urban Air Trampoline Park** – Indoor adventure park perfect for birthdays and rainy days
- **Prairie Ridge Sports Complex** – Extensive youth sports fields, playgrounds, and fishing pond
- **Ankeny Market & Pavilion (AMP)** – Farmers Market, Beats & Eats (food trucks + live music), community events, High Trestle Trail trailhead
- **Ankeny SummerFest** – Major three-day July event at The District: carnival, parade, live music, fireworks, family activities
- Movies Under the Stars at Wagner Park, ice cream socials, park dedications, and year-round Parks & Rec programs
- **Prairie Ridge Skate Park** – Highly rated concrete skate park with ramps and features

PARKS, TRAILS & OUTDOORS

- **40–60 parks covering 600–800+ acres** of green space, playgrounds, shelters, and open areas
- **100+ miles of multi-use trails** connecting neighborhoods, parks, and regional routes
- **High Trestle Trail** – Iconic 25-mile regional trail with the dramatic lighted bridge over the Des Moines River Valley
- **High Trestle Trail Experience Park** – Glow trail, public art, lighting, and expanding amenities at the Uptown trailhead
- **Otter Creek Golf Course** – Scenic 18-hole public course with pro shop and on-site restaurant
- **Ankeny Dog Park** – 7.5-acre fully fenced park with separate large/small dog areas and a pond (pass required)
- **Disc Golf Courses** – Including Heritage Park and additional local options
- **Carney Marsh Nature Preserve** – Quiet birding and nature walks along the Gay Lea Wilson Trail
- **Hawkeye, Wagner, Otter Creek, Sunrise Parks** and dozens of neighborhood parks with playgrounds and shelters
- Nearby: Saylorville Lake and Big Creek State Park — boating, beaches, camping, fishing, and trails

KEY DISTRICTS & HUBS

- **The District at Prairie Trail** – Mixed-use entertainment destination: shops, restaurants, movies, bowling, event spaces, Promenade Park
- **Uptown Ankeny** – Historic walkable core with restaurants, breweries, boutiques, Farmers Market, and High Trestle Trail access
- **Prairie Trail** – Growing mixed-use neighborhood with Lake Promenade, residential, commercial, and recreational amenities

NEARBY MAJOR ATTRACTIONS

- **Adventureland Park** – Iowa's largest theme park with roller coasters, water park, shows, and family attractions (minutes away)
- **Prairie Meadows** – Casino, horse racing, concerts, and large-scale entertainment complex
- **Iowa State Fair** – Historic August event in Des Moines: rides, food stands, livestock, and live music
- Greater Des Moines (≈20–30 min): Science Center of Iowa, Blank Park Zoo, Botanical Garden, Water Works Park & Lauridsen Amphitheater, downtown dining and events

Ankeny is a fast-growing Des Moines suburb known for excellent family amenities, expanding dining and entertainment options, an extensive parks and trails system, and convenient access to Greater Des Moines attractions. Compiled from City of Ankeny, Ankeny Area Chamber of Commerce, and local guides (2025–2026). Hours, events, and details are subject to change — please verify current information.



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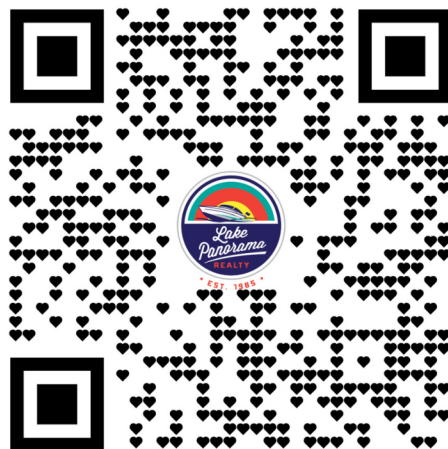
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