

20575 Summerville Rd

Feature Sheet

Charming Victorian inspired farmhouse built in 2013 to mirror the historic charm of Cottagewood USA while offering an array of modern comforts and amenities.

Located in the heart of Cottagewood USA

- From summer grill nights to a 4th of July parade through the neighborhood to Santa's yearly visit at the historic General Store, this Lake Minnetonka peninsula is home to a friendly, multi-generational community.
- The neighborhood is served by several neighborhood beaches, an ice rink, tennis courts, platform tennis, the Minnetonka Yacht Club, and the historic Cottagewood General Store.
- Just steps away from the 15-mile-long Lake Minnetonka Regional Trail and an easy bike ride to downtown Excelsior.
- Top rated Deephaven Elementary, Minnetonka Middle School East, and Minnetonka High School

Main Floor

- "Designed to prioritize entertaining and comfortable family living, the main floor is an open concept centered around a large eat-in chef's kitchen featuring an oversized Carrera marble island, Thermador appliances, two Bosch dishwashers, two farm style sinks, coffee bar, high-end inset cabinetry, walk-in pantry, instant hot water and separate RO drinking water, appliance closet, and butler's pantry for entertaining ease
- The entire main floor has sustainably sourced barnwood floors from an antique barn in Wisconsin, custom wainscoting throughout, custom oversized window and door trim as well as crown molding, and 9+ foot high ceilings.
- The living room features a soapstone surrounded wood burning fireplace flanked by custom leaded glass windows, coffered ceiling, and French doors that open to the back deck and patio.
- The dining room features an enameled tin ceiling with tin crown molding and French doors opening to the wrap around front porch.
- An additional room off the kitchen serves as a sun room, den, main floor playroom, homework room, or music room, keeping kids nearby while dinner prep is underway. It opens to a screen porch with a vaulted ceiling, ceiling fan, and access to the back deck and patio, serving as an additional outdoor family room during the spring, summer, and fall.

- Enter the home from the large wrap around front porch into a spacious foyer, or through a separate family entrance to a mudroom with lockers, shoe cubbies and coat closet with a clever pocket that closes off from the rest of the main floor.
- The house sits on a large lot with lush perennial gardens, expansive lawn, in ground sprinklers, vegetable gardens, mature trees, a beautiful deck, patio, and hot tub.

Upper Level

- Large primary suite designed as a peaceful retreat with oversized windows and views of the lake, with separate his and hers walk-in closets.
- The spa-like marble lined primary bathroom features separate sinks, a large soaking tub, an oversized shower with rain head, a separated toilet area, and gorgeous glass cabinets for extra storage.
- In addition to the primary suite, there are three additional bedrooms with large closets, a full bathroom with a custom trough sink separated from the shower and toilet area by a sliding pocket door allowing for multi-person use.
- A large linen closet in the hall, and a separate laundry room with custom cabinetry on this floor adds even more storage to the upper level.

In Law suite / multi-purpose room

- Above the garage is a fully-finished, 700 sq ft guest/in-law suite with a full bath, oversized windows, and closet, accessed by a separate flight of stairs off the mudroom.

Basement

- The fully-finished basement is designed for winter entertaining, with ample room for a pool table, additional games, and a media / entertainment area with a large gas fireplace, custom mantle, custom wine room, and built-in bookshelves.
- There is an additional room off the main area perfect for a large fitness room or children's playroom.
- The basement features an additional bedroom and closet that comfortably fits a queen bed as well as a full bathroom, making it perfect for housing an au pair, additional guests, or even as a dream teenage hang-out.
- A large utility room offers easy access to all equipment and offers ample room for storage.
- In the utility room are located a whole house water softener and RO water, whole home humidifier, 4 zone HVAC, and recirculating hot water system.