



MURRAYLAND AGENCY, INC.

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116 Pleasant View Road, Slayton, MN

Description: 1 story
 Lot Size: 100x212
 Sq. Footage: Main - 1068; Lower 1041: Total 2109
 Exterior: Vinyl
 Roof: Shingles
 Heating System: Propane
 Water: Private well
 Sewer: City
 Elec. Entrance: Breakers
 Taxes: \$1,472.04; \$2,398 with assessment
 Assessments: \$925.96; \$7,682.42 special assessment balance
 Basement: Full - finished
 Year Built: 1998

Listing Price: \$445,000
 Legal: 11-210-0110
 Garage: 2-car Attached
 Deck: 14x40 new in 2017
 Appliances: Stove, Refrigerator, Dishwasher, Washer, Dryer
 Fireplace: 2 gas new in 2018
 Water Softener: Owned with iron filtration system
 Water Heater: Electric
 Bedrooms: 3
 Bathrooms: 2
 Living Room: 20x13 - new wood flooring
 Kitchen: 13x11, New Countertop and backsplash
 Family Room: 30x12 Basement. New Waterproof flooring - Gas Fireplace

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Additional Information:

Every inch of this house has been updated with high quality materials and been done by hired professionals! Very Clean and Move-in Ready! Time to live your life at the lake.

See attached list of updates.

116 Pleasant View Road
Home Features and Upgrades

Interior

HVAC System:

	Installed 2017
New Energy Efficient Gas furnace & all new ductwork	Installed 2017
New Central Air Conditioning Unit	Installed 2017

KITCHEN:

Features:

Solid Oak Cabinets W/New pulls	
New Glass Subway Tile Backsplash	Installed 2018
New Quartz counter tops	Installed 2018
New Quartz farmhouse sink & "touch on/off" facet	Installed 2018
New Garbage Disposal	Installed 2018
New stainless-steel appliances:	Installed 2018
Double Regular/Convection Oven	
French Door Refrigerator W/Ice & water Dispenser	
Dishwasher w/aluminum interior	
Microwave/Exhaust Fan	
Culligan Drinking Water Filtration System	Installed 2018
Recessed lighting	
New paint	2019
Ceramic Tile flooring	
cellular Blinds	

Dining Room/Living Room:

New Solid Oak hard wood flooring	Installed 2018
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New Solid Oak stairs & railing	Installed 2018
New Special Order Anderson Slider (7.5' wide)	Installed 2018
New Gas Fireplace from "Todays Fireplace"	Installed 2018
Solid Oak custom built-in Cabinetry	
Solid Oak millwork	
New paint	2019
Cellular blinds	

Main floor bathroom:

Ceramic Tile flooring	
New Exhaust fan w/light	Installed 2019
New Vanity Mirror & Vanity Light	Installed 2019
New Brushed nickle facet	Installed 2019
New Paint	2019
Cellular blinds	
New toilet	Installed 2018

Main Floor Bedrooms:

Large, lighted closets	
New Paint	2017
Cellular blinds	

Basement – Family Room:

New gas fireplace from "Today's Fireplace"	Installed 2018
Remodel featuring:	Installed 2018 (Joe Schreier Construction)
New ceiling & floor joists	Installed 2018
New recessed lighting	Installed 2018 (Mears Electric)
New walls/storage closet	Installed 2018
Oak millwork	Installed 2018
New Paint	2018
New Anderson Slider	Installed 2018

New Custom Epoxy floor
Large window, lets in lots of light

Installed 2019 (Epoxy Co. Sioux Falls)

Basement Features:

Updated Electrical Box
New iron carbon filter system
On-Demand Softner System
Large Capacity Maytag Washer & dryer on pedestals
Plenty of extra storage in Laundry Room
Utility Closet With extra shelving & storage

Upgraded 2019 (Mears Electric)
Installed 2019 (filters rust out of water) Slayton Plumbing

Purchased new in 2018 (Sears)

Basement Bathroom:

New quartz top vanity
New toilet
Ceramic tile/block shower
Ceramic tile flooring

Installed 2018

Installed 2018

Basement Bedroom:

Large, walk-in closet
New, Epoxy floor
Large window lets in extra light

Installed 2019

116 Pleasant View Road
Home Features and Upgrades

Exterior

Outdoor Features/Upgrades:

New deck on house – 14'x40' - Cedar tone w/vinyl railing	Built 2017
Two, new, Sunsetter Brand awnings -12'x20' over main deck *remote controlled w/LED lights & wind sensors	Installed 2018
Custom order Dakota Brand storage shed – 10'x12' purchased new	Installed 2018
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New 6-person hot tub from Marshall Pool & Spa – purchased new	Installed 2018
New under-deck aluminum ceiling, "Inside Out" brand – purchased fr Slayton *allows you to use hot tub & entertainment area when raining/snowing	Installed 2019 (Joe Schreier Construction)
New Landscaping: rock, edging, shrubs, grasses & plants (lake side)	Installed 2019 (Redwood Falls Nursery)
New Hydro-seeded lawn – lakeside	May 2019 (Swenson Construction/Slayton)
Entire yard on lakeside – completely re-graded to make more level	May 2019
Tiling run in yard – lakeside – to drain water away from house	Installed 2018
Privacy composite fences on north & south sides of deck	Installed 2019
New, expanded paver patio under deck	Installed 2019 (Saratoga Landscape)
New, wide, paver steps from top deck to lower paver patio area	Installed 2019 (Saratoga Landscape)
New retaining walls installed under deck	Installed 2019 (Saratoga Landscape)
New paver sidewalk from garage to steps & upper deck	Installed 2019 (Saratoga Landscape)
New shutters on all windows	Installed 2019

Lakeshore Features Upgrades:

Entire 101' of shoreline ripped – Murray County permitted	Installed 2018
New observation deck – 12'x20' – cedar tone w/vinyl railing	Installed 2017
New paver patio in front of observation deck	Installed 2019 (Saratoga Landscape)
New cedar tone steps and new aluminum railing from top of shoreline to dock	Installed 2018

New Hewitt Dock System:

Purchased & Installed 2019

Includes:

- 32' dock section
- 16' dock section
- 4'x4' dock section
- Attached ramp section
- Deep water kit
- 4'x8' "L" section
- Shore End Helper wheel
- 8 – 8' pole sets
- Special welds to accommodate chars & table
- 2 – swivel, detachable, patio chairs
- Patio table – detachable
- 8' bench w/cup holders
- 4-step ladder w/hinges
- 3' wide aluminum stairs that attach to dock and go directly to lake bottom w/hand rails
- Electric, double, jet ski lift w/ canopy, solar panel, battery, battery charger & remotes
- Electric pontoon lift w/canopy, solar panel, battery, battery charger, remotes, lift jacks
- 4- wheels for pontoon lift

New Otter Island Brand swim raft w/ladder, 2 raft seats, cushions for seats, attached table, raft cover & double clevis kit

Purchased 2018 – only used in 2019

New well drilled – (water was originally shared with neighbor when we purchased house)
*well system includes an upgraded pump system to deliver amazing water pressure

2017