

Bordeaux

865 Mill Race Rd
Madelia-Riverview Heights Addition



DESCRIPTION:

Custom built 1,622 sq. ft. three-bedroom home. Open concept rambler. Lower level two-bedroom layout. An attached three stall finished garage.

First Floor:

Kitchen – 16ft 4in x 11ft

Dining Room – 18ft 4in x 10ft 9in

Living Room – 15ft x 10ft-3in

Den – 11ft 4in x 11ft

Sun Room- 16ft 4in x 10ft 7in

Open Staircase – 7ft 6in x 11ft 4in

Master Bedroom 15ft 10in x 15ft 6in

- Her W.I.C. – 6ft x 5ft

- His closet – 8ft

Master Bath – 7ft 4in x 5ft 6in

Walk-In Shower – 7ft 6in x 4ft

Second Bath – 8ft x 5ft

Bedroom #2 – 12ft 3in x 10ft 5in

Laundry Room – 6ft x 3ft 6in

W.I.Pantry – 3ft 3” x 3ft 8in

Covered Porch – 19ft x 7ft

Garage – approx. 33ft x 29ft

Future Lower Level:

Bedroom #3 – 14ft x 10ft 3in

Bedroom #4 – 13ft 9in x 14ft 3in

Bath – 9ft 8in x 8ft 8in

Activity Room – 17ft 5in x 31ft 10in

Mechanical – approx. 17ft 5in x 9ft 6in

Storage – 10ft x 9ft 5in

SPECIALTIES:

Marvin Integrity Windows

- Casements
- White hardware
- High efficiency glass

Bayer Built Entry Door System

- Front door-mission style
- Full view door in basement
- Exterior clad wrapped jambs
- 24 gauge steel

Timberline HD Shingles

- Lifetime warranted shingles
- Laminated for thickness
- 39” panels no tabs

Edco Prefinished Soffit and Fascia

Royal Vinyl Siding

Wilsonart Postform Tops

Cambria Island Top

Bertch Custom Cabinets

Onyx Shower Panels

Tile Master Shower Base

Easy Track Closet Organizer

FEATURES:

Oversized Spacious Staircase

Kitchen Cabinets Staggered

Center Kitchen Island

First floor laundry room

Cottage Style Windows in Sun Porch

9ft Ceiling Height

Step into Pantry

Cultured Marble Vanity Tops

Walk In Master Shower

Panted Interior Trim

Stained Wood Cabinets

Wrought Iron Stair Balusters

Wood Stained Front Porch Ceiling

PURCHASE PRICE:

Walk-Out Lot Price:

- Includes all assessments
- Established sidewalks
- Installed street lights
- Paved front street
- Curb and gutter

Base House Price:

- Labor and materials
- Turn-key resident
- Exterior and interior finish
- Floor covering
- Exterior concrete finish
- Exterior stone finish
- Grass and landscaping

OPTIONS OR UPGRADES:

Add:

- \$560 for reverse osmosis
- \$6,500 for ext. sprinkler

Deduct:

- \$2,000 for Cambria Island Top
- \$900 for standard cabinets