



Cell: 612-644-7964

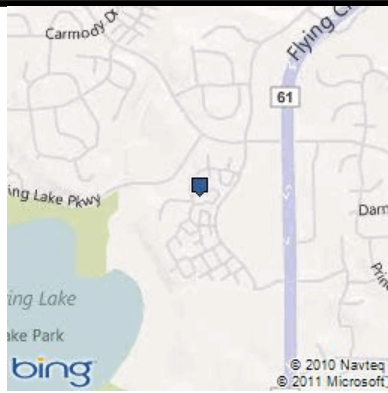
**Troy Scott**  
Realtor -

troy@troyscotthomes.com

5/10/2011

Property Full Report, Single Family Residential, MLS#: 4033859

**13194 Spencer Sweet Pea Lane, Eden Prairie, MN 55347**



Status: **Active**

List Price: **\$149,900**

Original List Price: **\$155,000**

Map Page: **133** Map Coord: **A3**  
Directions: **Anderson Lakes Parkway to Columbine Rd, South to Northrup Trail, Right to Spencer Sweet Pea Lane, Left to 13194**

**TAX INFORMATION**

Property ID: **2211622130075**  
Tax Year: **2010**  
Tax Amt: **\$1,897**  
Assess Bal: **\$0**  
Tax w/assess: **\$1,897**  
Assess Pend: **No**  
Homestead: **Yes**

MLS Area: **392 - Eden Prairie** Year Built: **1997**  
Style: **(TH) Side x Side** Bedrooms: **2**  
Const Status: **Previously Owned** Total Baths: **2**  
Foundation Size: **560** Garage: **2**  
Above Ground Finished SqFt: **1,300** Acres: **0.00**  
Below Ground Finished SqFt: **0** Lot Size: **IRREGULAR**  
Total Finished SqFt: **1,300** Fire #:

List Date: **4/13/11** Received By MLS: **4/13/11** Days On Market: **27**

**General Property Information**

Legal Description: **Lot 000 Block 000 CIC NO 0799 STARING LAKE COURTHOMES UNIT NO 69**  
County: **Hennepin**  
School District: **272 - Eden Prairie, 952-975-7000**  
Mfg Home w/HUD ID #: **No**  
Complex/Dev/Sub: **Staring Lake Courthomes** Common Wall: **Yes**  
Restrictions/Covts: **Pets - No Restrictions, Mandatory Owners Assoc**  
Association Fee: **165.00** Association Fee Frequency: **Monthly**  
Assoc Fee Includes: **Sanitation, Snow/Lawn Care, Outside Maintenance, Hazard Insurance, Water/Sewer, Building Exterior, Professional Mgmt, Shared Amenities**  
Road Frontage: **City, Paved Streets**  
Zoning: **Residential-Multi-Family** Accessibility: **None**

**Remarks**

Agent Remarks: **Not a short sale or foreclosure... show and sell quick close possible Easy to show Owner Pride**  
Public Remarks: **Gorgeous End Unit Townhome - Owner pride throughout with tile floors, fresh paint, 2 bedrooms with loft, eat in kitchen walkout to private patio, 2 car, EP schools, and easy access to shopping and freeways - Not a shortsale - quick closing possible!**

**13194 Spencer Sweet Pea Lane, Eden Prairie, MN 55347****Structure Information**

<u>Room</u>	<u>Level</u>	<u>Dimen</u>	<u>Other Rooms</u>	<u>Level</u>	<u>Dimen</u>	
Living Rm	Main	18 x 14	Loft	Upper	11 x 9	Heat: <b>Forced Air</b>
Dining Rm	Main		Patio	Main	10 x 8	Fuel: <b>Natural Gas</b>
Family Rm						Air Cnd: <b>Central</b>
Kitchen	Main	13 x 13				Water: <b>City Water/Connected</b>
Bedroom 1	Upper	13 x 12				Sewer: <b>City Sewer/Connected</b>
Bedroom 2	Upper	11 x 11				Garage Stalls: <b>2</b>
Bedroom 3						Garage Stall #:
Bedroom 4						Other Parking:
			<b>Bathrooms:</b>	Total: <b>2</b>	Full: <b>1</b>	Pool:
				3/4: <b>0</b>	1/2: <b>1</b>	
					1/4: <b>0</b>	

Bath Description: **Main Floor 1/2 Bath, Master Walk-Thru**Dining Room Desc: **Eat In Kitchen, Living/Dining Room**

Family Room Char:

Fireplaces: **1** Fireplace Characteristics: **Living Room, Gas Burning**Appliances: **Range, Microwave, Dishwasher, Refrigerator, Washer, Dryer, Disposal**Basement: **None**Exterior: **Metal/Vinyl**

Fencing:

Roof: **Asphalt Shingles, Age Over 8 Years**Amenities-Unit: **Patio, Natural Woodwork, Kitchen Window, Ceiling Fan(s), Tiled Floors, Walk-In Closet**Parking Char: **Attached Garage, Driveway - Asphalt**Special Search: **2nd Floor Laundry****Financial****Cooperating Broker Compensation**Buyer Broker Comp: **2.7 %** Sub-Agent Comp: **0 %** Facilitator Comp: **0 %**Variable Rate: **Y** List Type: **Exclusive Right**Approved Financing (by Association): **FHA, DVA**Sellers Terms: **FHA, DVA, Conventional, Adj. Rate/Gr Payment, Special Funding, Cash**

Existing Fin:

In Foreclosure?: **No**Lender Owned?: **No**Potential Short Sale?: **No**List Agt is Owner?: **No**Listing Agent: **Troy F. Scott 612-644-7964**Listing Office: **RES Realty**Appt Phone: **952-473-1380**Office Phone: **952-898-5760**This Report Prepared By: **Troy F. Scott 612-644-7964**