

12117 Cannon City Blvd
Northfield MN 55057
School District 659 - Northfield

FEATURES

Walking paths, snowshoe trails, cross country skiing
Quick driving distance to downtown Northfield (< 4 miles)
35 acres including gorgeous landscaped areas and groves of trees - pine, plum, oak
Four bedrooms on 2nd floor with laundry room
Remodeled kitchen with granite countertops
Remodeled master bathroom in owner's suite
Owner's suite features gas fireplace, three closets, private balcony, bench seat, and more
Lower-level pool room includes ¾ bath and mini wet bar
Finished attic doubles as guest quarters with bedroom and bath, plus craft space and bonus storage
Workout room in lower level
Patio with hot tub
Home is surrounded by gardens, including a zen garden, and refreshing landscape features
3-Car attached garage, insulated
Mudroom off garage to back hall
Air Exchanger (HRV)
Oversize water heater
Iron Filter

Description

Beautiful home with multiple outbuildings on 35 acres on private road in Northfield School District. Enjoy the privacy of country living within minutes of historic Northfield. This well-maintained home boasts nearly 4000 square feet of finished living space including 5 bedrooms and 6 bathrooms.

Landscaped beds flank the front approach with a verdant moat below the wooden bridge to the porch. Sip your morning coffee in the comfort of your 3-season porch or deck. Wildlife abounds! Stock the pond with fish and gaze upon countless creatures on your own property.

From the finished 3rd floor attic space set up as a guest suite all the way to the lower level rec room complete with pool table and fitness room, you'll love the thoughtful layout and efficient use of space. The owner's suite features a gas fireplace, private balcony, window seat, and a private ¾ bath with tile shower, heated floor, double sinks and plenty of closet space. A 2nd master suite features a walk-in closet and private full bath with dual shower heads. The remodeled kitchen with granite counters and stainless steel appliances has direct access to the garage. The back hall offers a 2nd access to the garage via the mudroom. The 2nd floor laundry room in a converted bedroom provides convenience and plenty of comfortable work space.

The lower level previously had an indoor pool, now filled in. The lower level features a rec room, home gym, and indoor/outdoor party space. The patio and lower deck are nestled between the home and the Zen garden with a pleasant view down the valley.

Explore the out-of-doors - you'll enjoy spending time in the above ground pool, tending the fenced garden area, or working in the three outbuildings. The workshop close to the house is set up for small projects. The shed by the pool conveniently stores midsize yard machinery. The yoga studio doubles as a playroom with loft space.

The grounds include unique landscape features such as paver stone labyrinths, a zen garden, groves of oak, pine, and plum trees, and more. Discover the serenity of nature as you spend lazy summer days at the pondside gazebo. Use the trails in the winter to cross country ski or snowshoe your way around.

There's so much to discover in this exceptional property. Use the greenspace as a ballfield or put up a pole building. Keep horses or have a hobby farm - whatever your desired use, consult Bridgewater Township for allowed activities.

Please note: the hot tub and pool table are not included with the sale but are available for purchase separately.

UPDATES

New roofs on all buildings	2023
New well pump and pipe	2022
Iron filter installed	2022
Living room fireplace stone installation	2022
New carpet upstairs	2021
Master Bathroom remodeled	2020
Porch windows and door replaced	2018
Porch footing replaced	2018
Stone replaced near front door	2018
New vanity 1/2 bath main floor	2018
Kitchen remodel	2016
Hardwood floors extended on main floor and refinished	2016
Concrete slab poured under gray shed and red shed	2016
New Air Conditioner	2013
New Furnace	2013
New concrete pad under hot tub	2013
Gas fireplace and window seat in owner's suite	2013
Filled in swimming pool in basement	2010

What are the average utility bills? (12 month average)

Steele Waseca Coop for electric \$187/month. Propane with O'Connell Oil \$175/month. Trash/Recycling with Flom. Metronet \$150/month.

Is there an agreement for road maintenance?

One of the neighbors maintains the road and plows the snow, and bills the other neighbors. There is a driveway & utility easement.

Can you build a pole barn?

Yes, the buyer must verify any plans with Bridgewater Township.

Can you have horses?

Yes, the buyer must verify any plans with Bridgewater Township.

Can you run a business?

Yes, the buyer must obtain a permit from Bridgewater Township.

How long does it take to mow the grounds and trails?

About 45 minutes each week to mow the lawn and we mow the trails every few weeks which takes under an hour.

Can someone be hired to maintain the gardens?

Definitely. We have replanted most of the gardens to be pretty low maintenance. More shrubs and less flowers.

Is there a survey?

The property corners are marked with stakes

Is any personal property for sale?

The hot tub and pool table are not included with the sale but are available for purchase separately.