

710 Green Meadow
Northfield MN 55057
Northfield School District

Pet-free home. Smoke-free home.
Southern exposures (Eight windows)
Lots of storage/closets/built-ins/cabinets/bookshelves
Somerville Dual Flush Toilets (less water usage)
Sunny & Tilled garden space (raspberries, rhubarb)
Near community center nearby
Covered by HSA Home Warranty

Woods behind home slated for new development	(2021-2022)
New elementary school (Greenvale Park)	(2020)
Front concrete repaired, sealed, painted	(2021)
Driveway sealed - <i>Scheduled</i>	(2021)
Garage door painted	(2021)
Deck sanded and painted	(2021)
New roof - <i>Scheduled</i>	(2021)
Trees professionally pruned	(2020)
New Dishwasher	(2019)
Dryer repair	(2019)
New carpet - all 4 bedrooms, stairs steps, living room, dining room	(2018)
Quality Air System (AC/Furnace/Air Exchange/HRV/UV/Humidifier)	(2016)
Water Softener	(2016)
Roof solar panels	(2015)
Electrical Panel Upgrade	(2015)
Hot Tub	(2015)
Water Heater	(2013)
Garage Door opener	(serviced 2012, 2017)
Gutters & Facia	(2007)
Refrigerator	(2007)
Gas Fireplace - high efficiency	(2005)
Stove/Cooktop	(2004)

When will the new roof go on?

The roof was found to have storm damage from a storm in 2020 and the insurance company is paying for new shingles in spring 2021. The work is being scheduled for mid-April.

What are all the extra features on the HVAC?

The furnace and AC have several important upgrades. It is 96% efficient. The furnace has a humidifier and there is a Heat Recovery Ventilator and UV Air Purifier. The result is a quality air system throughout the home. The ductwork has been cleaned by Streit 72 Degrees in the past.

Can you tell me about the solar panels?

Yes, there are 16 solar modules, 4.8kW, requiring no regular maintenance. The electrical panel for the home was upgraded when the solar panels were installed. The panels produce enough energy to cover the electrical needs of the household.

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

The electricity produced by the solar panels combined with the subsidy per kilowatt paid by the electric company covers the electric bills. Gas charges ranged from \$15 per month (June, July, August) to \$95 (March).

What is the condition of the deck stairs?

Wood is deteriorating and the stairs are rickety. We don't use the stairs much, but they should be repaired if the buyer plans to use them.

What is the layout of the home? Where are the bedrooms located?

The upper level contains the living room, formal dining room, kitchen and family room combination, one bedroom, and one $\frac{3}{4}$ bath. The lower level features three bedrooms, full bath, the laundry/utility room, and a room which can be a walk-in closet for the master, or a sewing/crafts room, for example. The hot tub is right outside the door! There is ample storage under the steps.