

What we **LOVE** about 7193 Mound Trail

- The unique location of the home on Centerville Lake
- Lots of privacy as the home is near the end of the short street and adjacent to large and numerous park amenities (just steps from miles of paved walking trails)
- Beautiful lake views to enjoy nature at your doorstep
- Lots of peace and quiet
- Can walk across park on trails to golf course
- In just minutes, you can drive to either 35E or 35W to go either downtown or other amenities
- This area of Centerville/Lino Lakes has a small-town feel despite surrounding development occurring
- School system is very good
- People in the community are great
- Plenty of local amenities yet not far from culture and sports venues St. Paul & Minneapolis have to offer

We hope you will love our home as much as we do!

- The Sellers

UPDATES made to 7193 Mound Trail

- 2017 – Replaced roof

UTILITY INFO for 7193 Mound Trail *Service providers + monthly estimates*

- Gas – CenterPoint Energy \$75
- Electric – Xcel Electric \$55
- Water/Sewer/Garbage – City of Centerville \$45
- Internet/Phone – CenturyLink \$94