

What we **LOVE** about 1844 Duck Pond Dr

- Kitchen with the open beam ceiling in the dining room
- Brand-new top-of-the-line Bosch induction stove
- Large and open family room with a separate crafting space
- Walkout basement doubling as a perfect gym
- Main bedroom atrium deck overlooking the peaceful pond and sunrise views
- Side forest hiding the noise and bustle of traffic
- Garden and play shed
- Maturing prairie grassland/pollinator garden in the side yard
- Front and back decks for entertaining
- Neighbors who often have backyard parties
- Proximity to Dodge Nature Center
- Proximity to awesome local small businesses, taekwondo, and dance
- Proximity to Mendota Village area with several nice restaurants

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

- The Sellers

UPDATES made to 1844 Duck Pond Dr

- 2023
 - Roof replacement (in progress)
 - Resurfaced kitchen hardwoods in May
- 2019
 - Updated furnace and water heaters
- 2018
 - Fixed rotted windows
 - Finished garden shed with loft to be fully usable for storage and play areas
 - Replaced all large appliances beside the fridge
 - Added 5 room mini-split heater/AC in all upper rooms, main floor, and basement family room

UTILITY INFO for 1844 Duck Pond Dr

Service providers + monthly estimates

- Gas/Electric – Excel Energy \$200
 - Higher in winter with fireplace use
- Water – Saint Paul Regional Water \$90
- Garbage/Recycling/Waste – Republic Services \$90
- Internet – Xfinity