



## Property Features/Improvements List

Address: 6623 Londonderry Drive, Edina

### Improvements and features at 6623 Londonderry Drive:

- INCREDIBLE, once-in-a-lifetime opportunity to own a Parkwood Knolls home on a cul de sac location off a dead end street.
- Property backs up to Nine Mile Creek with panoramic views, wild life, walking trails and more!
- Steps from Walnut Ridge Park (ice rink, warming house, tennis court, playground, athletic fields)
- Same owners for nearly 30 years!
- Cedar roof replaced in 2011
- Spacious, 3-car tuckunder garage
- 2 large main level living spaces with vaulted ceilings
- Brand new cedar deck built on helical piers in 2022. Cost of deck was \$72,000 and came with a 75 year guarantee. Built by Iron & Oak Builders.
- Electrical throughout home has been completely updated including a new 200 amp panel (\$10,000 replacement cost).
- New lower level carpet
- Paint updated throughout most of home
- Zero issues of water intrusion in home - sump pump replaced in 2016.
- Windows, natural light, an unparalleled setting with views that can't be beat!

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