

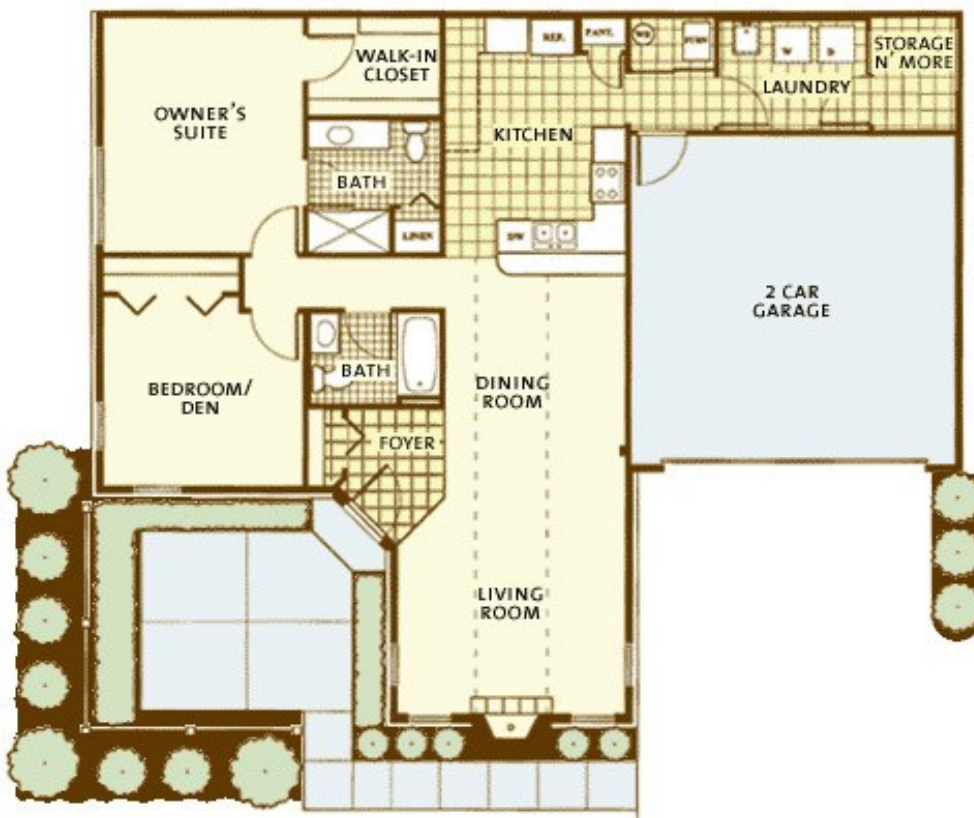


23979 Rivers Edge Road
Rogers, MN 55374
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Villa

Your Classic Collection home is distinguished by fresh interior and exterior design elements, superior construction materials and coveted quality features normally reserved for costlier homes.

Floor Plan



- 2 Bedrooms
- 2 Baths
- 2 Car Garage
- Approx. 1,350 sq ft
(1,790 sq ft including garage)
- \$184,900

Directions

From Twin Cities area: Take I-94 West towards St. Cloud (past I-494); Exit 207 (Hwy 101) to Rogers, take a LEFT off the ramp and head South on 101 approximately 1/4 mile; At 2nd Light (Industrial Blvd.) take a RIGHT; Follow approximately 1.5 miles and our community is on your RIGHT Hand side (Rivers Edge Road).; Information Center is in the Clubhouse.

From St. Cloud area: Take I-94 East towards Twin Cities; Exit 207 (Hwy 101) to Rogers, take a RIGHT off the ramp and head South on 101 approximately 1/4 mile; At 2nd Light (Industrial Blvd.) take a RIGHT; Follow approximately 1.5 miles and our community is on your RIGHT Hand side (Rivers Edge Road).; Information Center is in the Clubhouse.

Photos



Interior Amenities

The ease of single-story living is enhanced by a host of superior amenities, both practical and aesthetic. A well-conceived traffic pattern, a large great room with cathedral ceiling, and an abundance of thoughtfully placed storage spaces let you enjoy everyday life with a new sense of freedom, and entertain with pride.

- Entry foyer with 12" x 12" porcelain floor tiles
- Guest closet
- White Colonist 6-panel enameled doors and stained trim throughout
- Large great room features cathedral ceiling, round top window
- Fireplace with gas logs enclosed with glass doors (recessed display area above fireplace), slate surround and hearth and oak mantle surround
- Formal dining area
- Beautiful eat-in kitchen includes:
 - ◆ Quality crafted cabinetry with lazy susan
 - ◆ Below cabinet lighting
 - ◆ Crown molding
 - ◆ Breakfast bar
 - ◆ Beautiful dining room area
 - ◆ Direct entry into kitchen from laundry/garage
 - ◆ GE Energy Star refrigerator/freezer with icemaker
 - ◆ GE Electric self-cleaning range
 - ◆ GE 2 level, 5 cycle dishwasher

- ◆ Garbage disposal
- ◆ Range hood with light and recirculating exhaust
- ◆ Large, convenient pantry
- ◆ Designer laminate counter tops
- ◆ Double stainless steel sink with hand sprayer
- Delta® lever faucets in kitchen and baths
- Satin Nickel lever door handles
- Spacious walk-in closet
 - ◆ Large convenient tiled shower with glass shower door
 - ◆ Large vanity with full-width mirror
 - ◆ Accent lighting
 - ◆ Mirrored medicine cabinet and spacious linen closet
 - ◆ Cultured Marble countertop and sink
- Second bedroom suite with bath and walk-in closet (Abbey only)
- Second bath includes:
 - ◆ Cathedral ceiling (Canterbury only)
 - ◆ Vanity with full-width mirror and Cultured Marble countertop and sink
 - ◆ Tub/shower combination (optional whirlpool tub)
 - ◆ Accent lighting
 - ◆ Mirrored medicine cabinet
- Third bedroom/den with double 6-panel Colonist doors leading to living area (Canterbury only)
- All closets with ventilated shelving
- Laundry room for full-size washer/dryer with hook-ups plus additional storage
- An interior designer has carefully selected many interior finishes for you to choose from which feature:
 - ◆ Entry foyer with 12" x 12" porcelain floor tiles – 14 style choices
 - ◆ Quality stain resistant wall-to-wall carpeting – 6 style choices
 - ◆ Durable vinyl flooring in kitchen, laundry and baths – 12 style choices
 - ◆ Quality Sherwin Williams latex paint throughout home
- Attached 2-car garage, oversized for extra storage and convenience
- Insulated garage door; Garage is also dry walled and painted
- Access to lighted, dry attic storage area above garage
- Efficient 90+ Lennox gas heating and electric central air conditioning
- Quick-recovery 50 gallon hot water heater
- Economizer insulation package with R-50 or better in ceiling and R-19 in sidewalls including air infiltration package
- Pre-wired for automatic garage door opener, ceiling fans and microwave
- Pre-wired for cable television in living room, den and bedrooms, Pre-Wired for overhead speakers and volume controls in living room and owner's suite and Pre-Wired for Security System
- Hi-Tech Telephone jacks installed in kitchen, living room, den and bedrooms
- Smoke detectors
- Furnace
- Central Air Conditioning

Exterior Amenities

The four beautifully proportioned homes in each building are designed and arranged to resemble one large single-family residence from every perspective. Superior materials were chosen to create a contemporary look of exceptional quality while minimizing maintenance requirements.

- Rich new exterior elevations with stone, brick and color coordinated wood lap siding and wood shutters
- Stone coordinated address plaque
- High gabled roof pitch with 30 year architectural shingles common with expensive single family designs

- Fully insulated double-hung windows with screens and tilt-in bottom sash for easy cleaning
- Special "round top" design windows
- Raised panel insulated garage door with its automatic garage door opener
- Four-panel, insulated fiberglass entry door with deadbolt lock at foyer
- Peep site at foyer door
- Vaulted 4 Season Veranda/Sunroom with fully insulated sliding windows with screens, heat, air conditioning, glass French doors and carpet
- Beautiful irrigated landscaped and sodded lawn areas

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