

3 EAGLE ROCK WAY

\$475,000

This stunning Urbandale-built 3+1 bedroom home occupies a prime golf course lot with a scenic view of the course, waterways and greenery. This upscale home offers intriguing design elements, and many improvements including fabulous new kitchen 2005/06, window replacement in all bedrooms and many main level rooms, hardwood flooring, central air replaced in 2004, furnace replaced approx. 1996, roof shingles 2004 and quality bathroom fixtures 2005/06. Hardwood floors were installed in living, dining and main hallway Spring, 2008. Hardwood and ceramics installed throughout the main level. Quality carpet installed on stairwell and upper levels.

This fine home awaits a discerning buyer seeking to escape the ordinary. The awesome solarium style family room with three skylights and wood burning brick fireplace was extended in 1998 to enhance its utility and appeal. The renovated ultra modern kitchen blends warm toned bird's eye maple cabinetry with black granite counters and superb stainless steel appliances. The upper level offers three spacious bedrooms, a den and adjacent nook, and two full bathrooms. The luxury master has a spacious ensuite bathroom and walk-in closet plus one double and a single closet. The elevated den and nook areas have a wall of windows with direct access to the private upper level deck overlooking the scenic Amberwood Golf Course. Spacious basement development provides extra living space with a play/rec room and guest bedroom complete with ensuite bathroom. This premium golf course lot has been professionally landscaped with elaborate cobblestone style brick on driveway, walkways, gazebo and patio. Large beds of shrubbery and plants adorn the front and back lawns.

ROOM DIMENSIONS

Main Level

| | |
|--------------|---------------|
| Living Room | 18'4" x 12'0" |
| Dining Room | 15'0" x 10'9" |
| Kitchen | 13'0" x 12'4" |
| Eating Area | 9'4" x 9'3" |
| Family Room | 25'5" x 20'9" |
| Bathroom | 2-piece |
| Laundry Room | |

Second Level

| | |
|------------------|----------------|
| Master Bedroom | 17'7" x 12'9" |
| Ensuite Bathroom | 4-piece |
| Den | 13'0" x 11'10" |
| Bedroom #2 | 11'9" x 10' |
| Bedroom #3 | 11'5" x 9'5" |
| Bathroom | 4-piece |
| Computer Alcove | 11'6" x 6'6" |

Basement

| | |
|-------------------|---------------|
| Rec Room | 22'0" x 19'4" |
| Bedroom #4 | 12'2" x 11'5" |
| Bathroom | 3-piece |
| Utilities/Storage | |

General Information

| | |
|-------------------|-------------------------------------|
| Year Built | 1982 Approx |
| Legal Description | Plan M303 Lot 55 |
| 2008 Taxes | \$4702.32 |
| Garage | Two-car attached w/ inside entry |
| Lot Size | 59.08 ft x 99.38 ft |
| Heating | F/Air Natural Gas |
| Central Air | Yes |

Inclusions: Bosch dishwasher, Jenn-Air fridge, Bosch Wall oven, Panasonic microwave, all light fixtures, all window treatments, automatic garage door opener & remote(s), alarm system, washer and dryer, 1 hot water tank

Rental Equipment: 1 Hot water tank

Possession: Immediate

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