vnergy Land Company

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City on the Lake

Working together. Developing value.³¹

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.94 Acre Lot Near Lake Minnetonka

(Minnetonka Schools — Deephaven Elem.) Address: 21200 Minnetonka Blvd., Greenwood, MN







- <u>Lot Summary:</u> 21200 Minnetonka Blvd. is a .94 acre lot in the southeast Lake Minnetonka area. Lot topo allows for a walkout basement (CUP). The lot allows flexibility for a custom-built home.
- Walkout basement topography
- .94 acres (approx. 100+' wide x 200' deep)
- Wooded lot rear/perimeter
- Survey available. City sewer. Well water.
- Walking dist. to Excelsior & Lake Minnetonka

• <u>Award-winning Minnetonka Schools:</u>

Education is a priority in Greenwood. ISD #276 is a top-tier district nationally recognized for high-quality academics. Deephaven Elementary.

- <u>Strong Demand & Low Inventory</u>: This area has highdemand for new home construction & low lot inventory.
- <u>Pricing / Terms:</u> \$298,000 as-is w/ teardown & shortterm close. Oversized walkout lot in a premier location.

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Please call for add'l information.