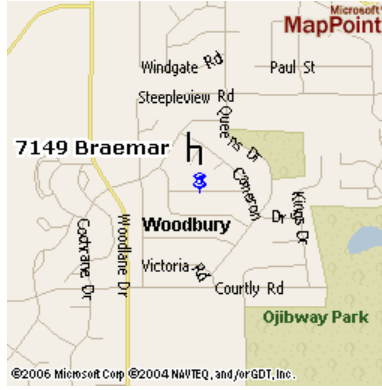


7149 Braemar Lane, Woodbury, MN 55125-1666



Status: **Sold**
 List Price: **\$249,900**
 Sold Price: **\$257,000**
 Original List Price: **\$249,900**

Map Page: **123** Map Coord: **D2**
 Directions: **Valley Creek Dr To S On Queens Dr, R On Cameron Dr, L On Braemar Ln To Home.**

MLS Area: **726 - Woodbury**
 Style: **(SF) Four or More Level Split**
 Const Status: **Previously Owned**
 Foundation Size: **1,235**
 Above Ground Finished SqFt: **1,259**
 Below Ground Finished SqFt: **1,125**
 Total Finished SqFt: **2,384**

List Date: **1/27/06** Received By MLS: **1/27/06**
 Off Market Date: **03/08/2006**
 Projected Close Date: **3/20/06**
 Date Closed: **3/20/06**

Year Built: **1973**
 Bedrooms: **4**
 Total Baths: **3**
 Garage: **2**
 Acres: **0.26**
 Lot Size: **90 x 125**
 Fire #:

Days On Market: **41**
 Selling Agent: **Ed Kapler**
 Selling Office: **Keller Williams Premier Realty**

TAX INFORMATION
 Property ID: **1702821230119**
 Tax Year: **2005**
 Tax Amt: **\$2,169**
 Assess Bal: **\$3**
 Tax w/assess: **\$2,172**
 Assess Pend: **Unknown**
 Homestead: **Yes**

General Property Information

Legal Description: **Lot 4, Block 2, Woodview Acres 5th Add**
 County: **Washington**
 School District: **833 - So. Washington County, 651-458-6300**
 Complex/Dev/Sub: **Woodview Acres 5Th Add** Common Wall: **No**
 Restrictions/Covts:
 Lot Description:
 Road Frontage: **City, Paved Streets**
 Zoning: **Residential-Single** Accessibility: **None**

Remarks

Agent Remarks: **Spacious w/large room sizes,eat-in kitchen & additional separate dining. 4 bedrooms include an owner's master suite with private bathroom. Relax by a cozy fire in the family room or enjoy the 4th lev rec rm (new flooring). Wonderful must see back yard!**

Public Remarks: **Spacious 4 level w/large room sizes,eat-in kitchen & additional separate dining.4 bedrooms include an owner's master suite with private bathroom.Relax by a cozy fire in the family room or enjoy the 4th lvl rec rm w/new flring.Wonderful must see back yard!**

Structure Information

Room	Level	Dimen	Other Rooms	Level	Dimen	
Living Rm	Main	17 x 13	Patio	Main	12 x 12	Heat: Forced Air
Dining Rm	Main	11 x 10	Recreation Room	Basement	13 x 12	Fuel: Natural Gas
Family Rm	Lower	22 x 13	Work Shop	Basement	11 x 10	Air Cnd: Central
Kitchen	Main	11x 11				Water: City Water - Connected
Bedroom 1	Upper	14 x 13				Sewer: City Sewer - Connected
Bedroom 2	Upper	12 x 11				Garage Stalls: 2
Bedroom 3	Upper	11 x 9				Other Parking:
Bedroom 4	Lower	11 x 10				Pool: None
			Bathrooms:	Total: 3	Full: 1	
				3/4: 1	1/2: 1	1/4: 0

Bath Description: **1/2 Basement, 3/4 Master, Basement, Private Master, Upper Level Bath**
 Dining Room Desc: **Eat In Kitchen, Separate/Formal Dining Room**
 Family Room Char: **Family Room, Lower Level**
 Fireplaces: **1** Fireplace Characteristics: **Family Room, Wood Burning**
 Appliances: **Dishwasher, Dryer, Microwave, Range, Refrigerator, Washer, Water Softener - Owned**
 Basement: **Daylight/Lookout Windows, Drain Tiled, Finished (Livable), Full, Sump Pump**
 Exterior: **Brick/Stone, Metal/Vinyl**
 Fencing: **Chain Link, Partial**
 Roof: **Age 8 Years or Less, Asphalt Shingles, Pitched**
 Amenities-Unit: **Kitchen Window, Patio, Tiled Floors**
 Parking Char: **Attached Garage, Driveway - Asphalt, Garage Door Opener**
 Special Search: **3 BR on One Level**

Financial

Cooperating Broker Compensation
 Buyer Broker Comp: **2.7 %** Sub-Agent Comp: **2.7%** Facilitator Comp: **2.7 %**
 Variable Rate: **N** List Type: **Exclusive Right To Sell** List Agt is Owner?: **No**

Sale Mortgage Information

Sale Financial Terms: **Conventional**
 Sale Loan Amount: **\$0**
 Seller Contribution: **\$0**
 Financial Remarks:
 Sellers Terms: **Adj. Rate/Gr Payment, Cash, Conventional**
 Existing Fin:
 Auction: **No** Auctioneer License #: Auction Type:

Listing Agent: **Jackie Baxter, GRI 651-735-1111**
 Listing Office: **RE/MAX Results** Appt Phone: **651-578-2255** Office Phone: **651-735-1350**
 Co-List Agent: **Bart Baxter, GRI 651-735-1111**
 This Report Prepared By: **Bart Baxter 651-735-1111**