



**Rick Dunlap**  
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**www.keyrealestate.net**



## Westwood Valley Addition

New Development north of 41<sup>st</sup> St. on the Tea/Ellis Rd  
 Just north of the new YMCA & Sioux Valley Hospital



## Sedona Foyer

- 9' ft Ceilings (main floor)
- Master Bdrm w/Bath & Walk-in Closet
- Main Floor Laundry
- Kitchen Island w/Sink & Dishwasher
- Kitchen Pantry
- 2 Bdrm, 2 Bath on Main
- 4 Bdrm, 3 Bath Potential
- Custom Dakota Kitchen & Bath Cabinets
- 2 x 6 Construction
- Hardie Plank Siding
- Address to Stone Brick

**Appliances Included:**

Dishwasher, Garbage Disposal

**Other Information:**

Schools: Tea  
 Taxes: To Be Determined  
 Age: 2006

**Dimensions:**

Living Room	14.6 x 15.8	
Dining Room	9.6 x 11.1	
Kitchen	11 x 11.1	
Family Room	16.2 x 21.10	(Lower Level Potential)
Master Bedroom	11.7 x 12.4	
Bedroom 2	10.1 x 10.4	
Bedroom 3	9.7 x 10.11	(Lower Level Potential)
Bedroom 4	12 x 12.9	(Lower Level Potential)
Garage	34 x 24	

**Square Feet:**

Main	1,141	
Lower	890	(Potential)
Total	2,031	

**Approximate Lower Level Finish Costs:**

Bathroom	\$ 6,000
Family Room	\$10,050
Bedroom 3	\$ 4,400
Bedroom 4	\$ 6,250
Total	\$26,700

*Information Deemed Reliable But Not Guaranteed*

