6509 CHEROKEE TRAIL

INDIAN HILLS NEIGHBORHOOD | EDINA

Comfortably rustic elegance without missing a detail. This beautifully redesigned walkout rambler defines warmth with an invitation to stay and make yourself at home. A move-in ready gem!

- Hardwood and natural stone tiled floors; custom finishes
- Solid paneled doors and granite countertops
- Center island seating; pantry; mudroom with built ins
- High-end oiled bronze, stainless steel + integrated appliances
- Three main level bedrooms include master, two lower level
- Amusement room with game and family room areas
- Hidden media/storage behind lower level bookcase
- Professionally landscaped with in-ground sprinkler system
- Paver brick paths; two patios; elevated main level deck
- Near local schools and park
- Edina School District 273

PROPERTY INFORMATION 5 Bedrooms | 3 Baths | Two Car Garage | 3,500 TFSF

OUTDOOR AREAS Main Level Deck (18 x 13), Walkout Patio (16 x 14), Round Patio (12 x 12)

MAIN LEVEL

Open Foyer	11 x 6
Study	12 x 11
Living Room	19 x 17
Dining Room	14 x 12
Kitchen	17 x 15
Master Suite	
▪ Bedroom 1	16 x 11
▪ Three Quarter Bath	
▪ Walk In Closet	
Bedroom 2	14 x 10
Bedroom 3	14 x 12
Hallway Full Bath	
Mudroom with Garage Access	

WALKOUT LEVEL

Amusement Room	30 x 15
▪ Family Room + Billiard Areas	
Three Season Porch	15 x 11
Bedroom 4 (Office)	13 x 13
Bedroom 5 (Exercise)	13 x 13
Three Quarter Bath	
Laundry Room	14 x 13
Mechanicals + Storage	

COLDWELL BANKER BURNET

BERGLARSEN**GROUP**

Barry Berg 612.925.8404
barry@berglarsengroup.com

Chad Larsen 612.925.8455
chad@berglarsengroup.com