

Shores of Sylvan Lake in Rogers



3 Remaining Estate Lake Lots ready for home construction in Hennepin County on quiet Sylvan Lake.

- Close proximity to nearby amenities and schools (See attached location map):
 - 3 miles to I-94 interchange
 - 3 miles to Cub Foods and downtown St. Michael
 - 10 minutes to Target, Cub Foods- Rogers, Park Nicollet Health, M Health Fairview
 - 30 minute commute to downtown Minneapolis
 - 6 minutes to Rogers Elementary, 8 minutes to Rogers Middle School and Rogers High School

www.shoresofsylvanlake.com

LTH Sylvan, LLC

3 Goldfinch Lane, North Oaks, MN 55127

Steve Kavan (763) 443-4432

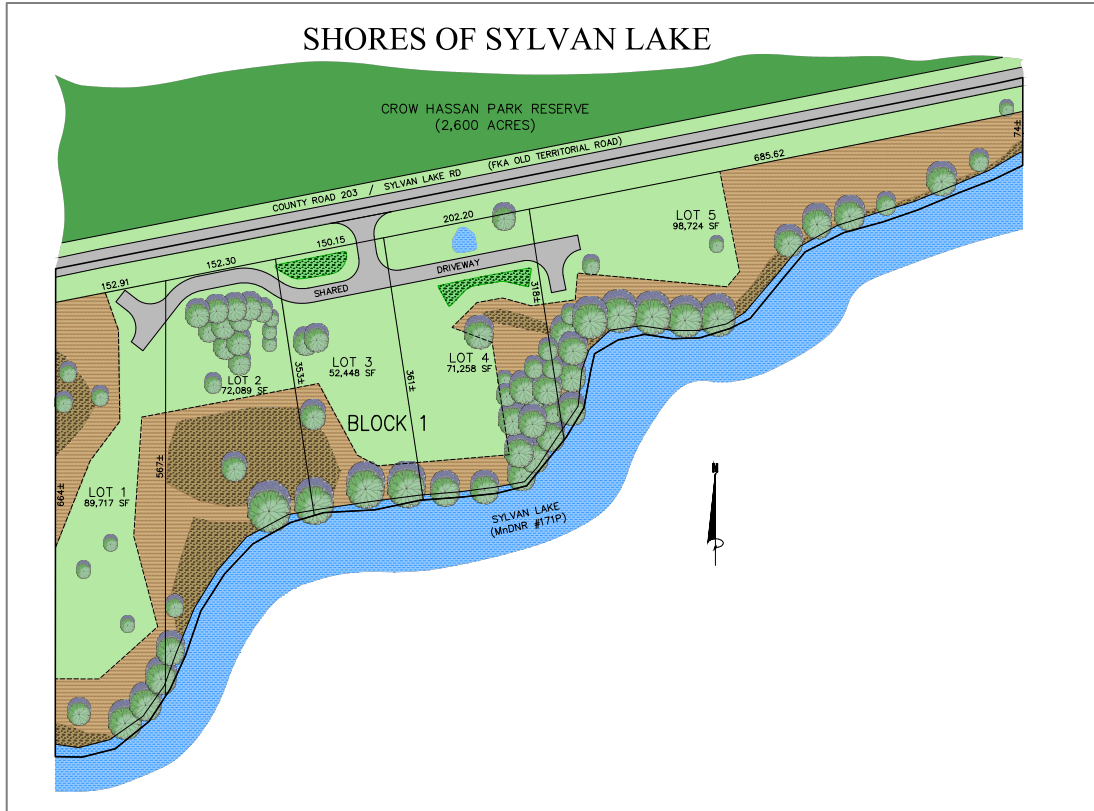
- EXCELLENT schools serving the community:
 - Rogers Elementary STEM Magnet School, rated 34th of 843 (top 4%) in the state by School Digger
 - Rogers Middle School, rated 22nd of 535 (top 4%) in the state by School Digger
 - Rogers High School, rated 37th of 478 (top 8%) in the state by School Digger
 - [Best Public Schools in Rogers, Minnesota & Rankings - SchoolDigger.com](#)
- Quiet Sylvan Lake:
 - Recreational Development Lake classification by MN DNR and the City of Rogers
 - Quiet Lake with no public boat access
 - 114 acres
 - Sandy bottom along shoreline with long views across Lake Sylvan
 - DNR walleye rearing lake, though frequent winterkills typically limit sizes to 12-14 inches (source: Daryl Ellison, Area Supervisor, West Metro area DNR fisheries)
 - See attached for a depth contour map of Sylvan Lake (Elm Creek Watershed District)
- Adjacent to Crow-Hassan Park Reserve:
 - Directly across from 2,600 acre Crow-Hassan Park Reserve that is part of the Three River Park District with immediate access to extensive walking and snowmobile trails
 - Park features include: dog off-leash areas, dog trails, hiking, horseback riding (stables nearby to keep your horse), paddling, snowmobiling, snowshoeing, cross-country skiing and more
 - Please see Crow-Hassan Park Reserve Map for an overview of the park and trails
- Sylvan Lake Road is a low volume road with only 940 vehicles per day (source: Hennepin county - 2019)

www.shoresofsylvanlake.com

LTH Sylvan, LLC

3 Goldfinch Lane, North Oaks, MN 55127

Steve Kavan (763) 443-4432



<u>Lot</u>	<u>Lot Size (Acres)</u>	<u>Shoreline at OHW (feet)</u>	<u>Width at Road (feet)</u>	<u>Price*</u>
1	2.06	186	150	\$475,000
2	1.65	329	160	325,000
3	1.20	150	150	Under Contract
4	1.64	228	202	Under Contract
5	2.27	794	677	450,000

*Lot prices are subject to change without notice and subject to prior sale.

**Dimensions are estimates.

***Lot sales subject to disclosures.

www.shoresofsylvanlake.com

LTH Sylvan, LLC

3 Goldfinch Lane, North Oaks, MN 55127

Steve Kavan (763) 443-4432

Development Features

- Private well and septic
 - Hennepin County has granted preliminary conditional approval for drain field primary and backup septic locations for each lot. Perc test results available.
- 13 soil borings on entire site to a depth of 10-14 ½ feet, with minimum two soil borings on each lot
- Natural gas and electric to site
- Comcast high speed internet available
- All homes will be served by a shared private driveway that is maintained by the Shores of Sylvan Lake HOA
- Future Hennepin County trail along Sylvan Lake Road

Current Status

- Construction of shared driveway and stormwater ponding complete with small utilities scheduled for October 11.

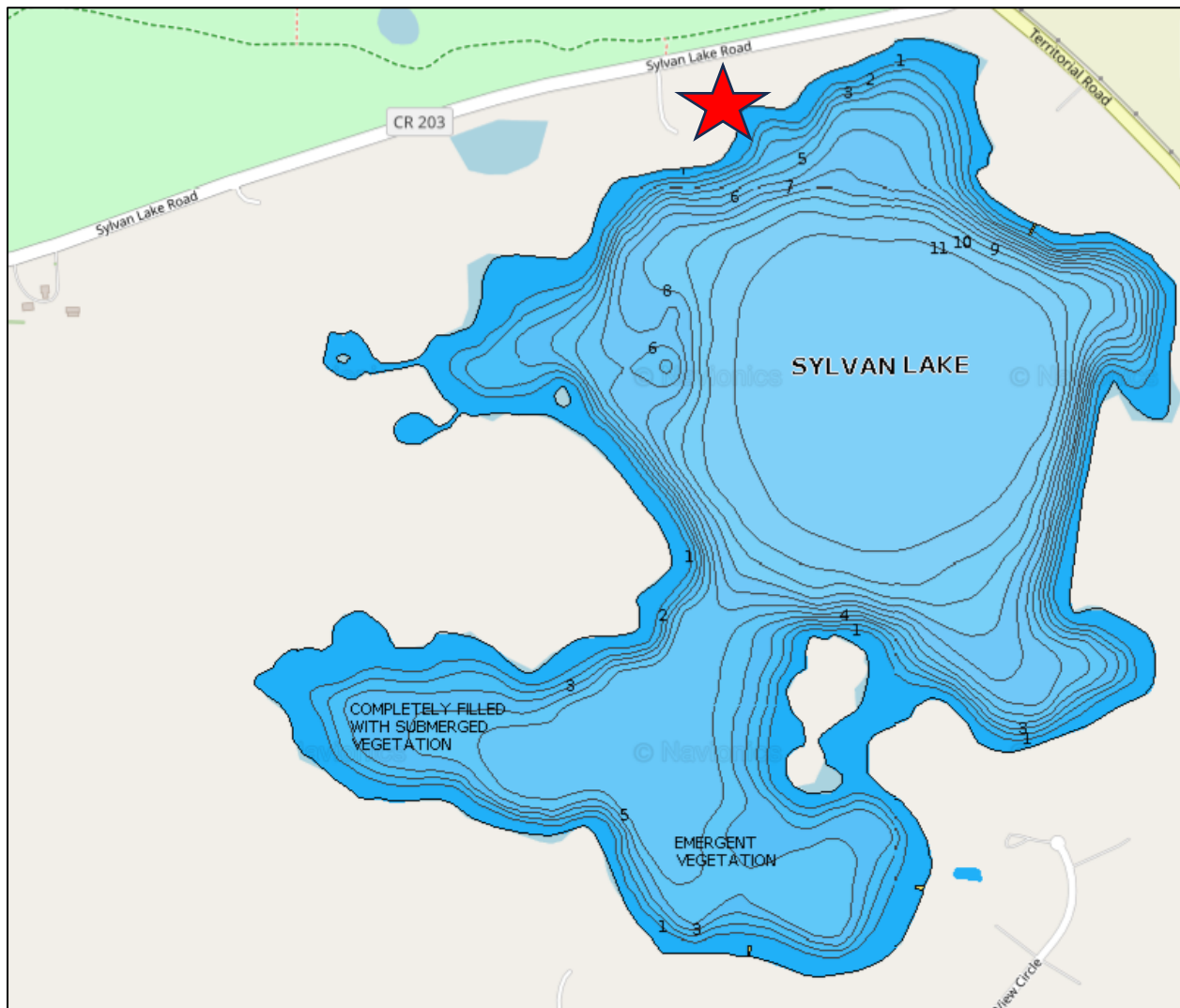
www.shoresofsylvanlake.com

LTH Sylvan, LLC

3 Goldfinch Lane, North Oaks, MN 55127

Steve Kavan (763) 443-4432

Sylvan Lake Depth Map



Source: Fishemap.org

www.shoresofsylvanlake.com

LTH Sylvan, LLC

3 Goldfinch Lane, North Oaks, MN 55127

Steve Kavan (763) 443-4432