



# Manhattan Beach "Contemporary Cottage"

2824 Manhattan Boulevard  
Wahpeton, Iowa



Prepared By:

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# Manhattan Beach Contemporary Cottage



## Property Overview

- Construction began May 2021
- Project Designer and Architect: **PKA Architecture**, Minneapolis, <https://pkarch.com/>
- PKA design documents (including architectural drawings and Sketch-Up 3D renderings), construction progress photos, and project receipts will be provided to new owners
- General Contractor: **Hoiem Construction**, Spirit Lake
  - Lake front: 60'
  - Lot depth: 218'
  - Interior: 2,728 sq ft
  - Boathouse: 9' x 9' with new siding and roof
  - Garage: oversized heated 2-car
  - Peaceful setting on a dead-end road
  - Across from 7 acres of conservation land full of native wildflowers



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### Interior Highlights

- Open floor plan with mid-century modern vibes
- East facing with panoramic views of West Lake through floor-to-ceiling custom Marvin windows and sliding doors
- 9' ceilings
- Lutron shades on all windows and doors. Main level shades retract into concealed ceiling pockets and operated by wired control panels in the walls.
- Upper level shades are Lutron Palladiom operated by portable remote controls in the master and den, and by wall switch at the landing
- 2.25" Eastern oak floors throughout
- In-floor radiant heat throughout main level
- In-floor electric heat in master bathroom
- Three heating zones on the main level individually controlled by Nest thermostats. One heating zone in the upper level
- Air conditioning with two zones: main level and upstairs
  - Custom oak cabinetry in every room except the basement
  - Cabinet panels are book-matched so grain is continuous across adjoining panels. Each panel bleached and stained before installation
  - All lighting from YLighting (now Lumens)
  - Home automation components include 5 Nest thermostats, Nest doorbell, and Nest smoke/CO detectors



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## Exterior Highlights

- 31' x 6' Kebony deck along the lake side
- Newly repaired and tuckpointed vintage river rock wall with arched cut-outs that fronts Manhattan Blvd
- Mature trees, natural grass, traditional shrubs create a "cottage" feel
- Two 4' x 8' raised garden beds near the stone wall
- Standing water hydrant near raised garden beds. Water line is deep enough to supply water throughout the winter - it won't freeze
- 9' x 9' boat house was clad in same siding/finish as the house with a new metal standing-seam roof.
- New stairs to dock. Traditional 12" wood plank dock included in sale
- Easy access to miles of paved bike trails off Manhattan Blvd
- Manhattan Blvd dead-ends at both its north and south ends, creating a quiet, peaceful setting
- 7 acres across the road has been donated to a conservancy group and will never be developed
- Kitchen includes gorgeous view of the native wildflowers across the road
- Fenced area has artificial turf and is perfect for a dog. Access from both the mud room and office
- Brown Landscaping handles yard fertilization and 2023 program fees have been paid in advance
- Yard has buried sprinkler system and maintenance fees for 2023 have been paid in advance
- Open electrical circuit at boathouse reserved for electrifying the dock for a boat hoist and/or lighting
- Another open electrical circuit near southeast corner of house designed to service outdoor lighting



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## Kitchen

- Professional cook's kitchen with large island
- Wolf, Sub-Zero, and Cove appliances
- Pantry behind the kitchen with sink, dishwasher, skylight, and massive storage with concealed enclosures for wireless speakers
- Buster & Punch hardware in kitchen and pantry
- Reverse osmosis filtering of all kitchen water: island faucets, ice cube maker, and Sub-Zero drinking water
- Kitchen island and pantry sinks have touch-activation faucets - tap the faucet above removable tip and water will toggle on and off
- All household water is filtered through a water softener, eliminating water spots
- Recirculating hot water system that quickly delivers hot water to tap
- Custom oak cabinets from Watonwan Enterprises, Mountain Lake, MN



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## Living Room

- 44" Ortel gas fireplace set into a 10.5' wide floor-to-ceiling roman brick wall
- 77" LG OLED TV and Sonos Arc soundbar (stays with the home)
- 2.25" Eastern oak floors with Bona 5% clear finish
- In-floor radiant heat
- Great cross-breezes through casement windows set at three corners of the main level and sliding doors facing the lake



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## Master Suite

- Wall of windows facing the lake
- In-floor electric heat in master bathroom
- Lutron Palladiom shades operated by portable remote
- Floor-to-ceiling custom oak cabinetry
- Additional hanging space in a closet just off master bathroom
- Adjacent to upstairs den/library



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### Laundry / Mud Room

- Includes exit door to fenced dog area
- New LG front-loader washer and dryer (stays with home)
- Control panel to fresh air exchanger, which brings fresh air inside in colder months
- Built-in, articulating ironing board that folds into oak cabinets
- Tall cabinet includes electric outlet so that appliances can be concealed inside while charging



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## Basement

- Oversized utility sink
- 21-cubic foot upright freezer (stays with home)
- Two sections of Gladiator 77" wide storage rack (154" total, each with four 24" deep shelves (stays with home)
- Whisper-quiet sump pump in mechanical room

## Garage

- Large, two-car garage
- Insulated and heated
- Nest thermostat
- Wired for a future high-voltage EV charger
- Three sections of Gladiator 77" wide storage rack (231" total), each with four 24" deep shelves (shelving stays with home)



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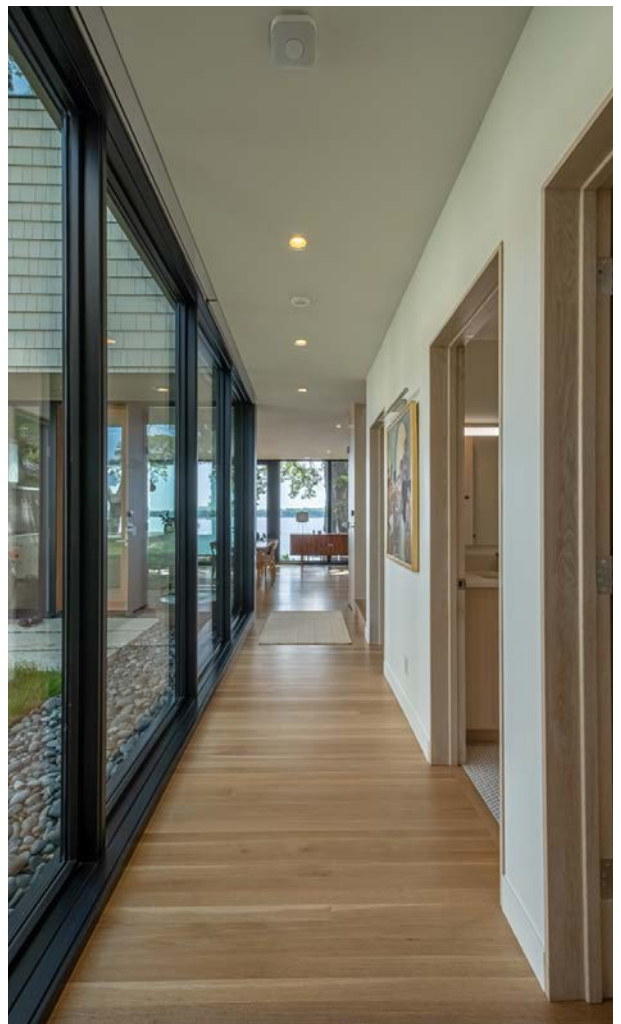
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## Additional Features



- Guest bedroom on main level, with a guest bath that allows for disability access
- Office with door that opens to fenced dog area (also includes 65" LG G1 Gallery OLED TV and Sonos Arc soundbar that will stay with the home)
- Office cabinets have built-in electrical outlets so printers and office equipment can be concealed within cabinets
- Upstairs den/library with abundant shelving (also includes LG 77" OLED TV and Sonos Arc soundbar that will stay with the home)
- Work / craft room that connects to office through doors concealed in a floor-to-ceiling wall of cabinetry (metal pegboard to stay with home)



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**No Detail Overlooked-  
truly a work of art!**



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