

**1.27 Acre Lakeshore Lot For SALE \$375,777**



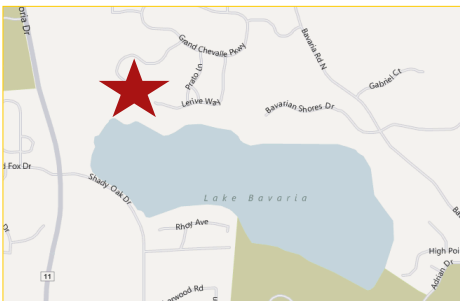
**3603 Cavallo Pass  
Chaska, MN**

## **Gently Sloping Lakeshore Lot in Award-Winning Development**

**Prestigious Chevalle *Le Rive* neighborhood—build your dream lake home!**

This serene lakeshore lot is nestled among a number of distinctive homes in the prestigious Chevalle Homes Chaska development. Chevalle Homes is the 2008 winner of the *Minneapolis/St. Paul Business Journal's* Best in Real Estate Award for Innovative Conservation Efforts.

The lot is located along north edge of the fully-recreational Lake Bavaria and includes 150' of private lakeshore. Perfect for a beautiful walk out floor plan with window walls opening to the expansive view. Le Rive is an open development—bring your own architect and builder to create a one-of-a-kind masterpiece!



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7078 E. Fish Lake Rd., Maple Grove, MN 55311 Main: 612.435.7770 Fax: 612.435.7771

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## Site Data

<b>Listing Price:</b>	\$375,777	
<b>Includes:</b>	Land-survey	
<b>Location:</b>	3603 Cavallo Pass Chaska, MN 55318	
<b>PID Number:</b>	300840030	
<b>2010 Total Tax:</b>	\$6,526.00	
<b>Legal Description:</b>	TWP 116, RNG 024, SEC 24	
<b>Zoning:</b>	Residential-Mandatory owners association and Architecture committee	
<b>Topography:</b>	On Lake Bavaria Sloped	
<b>Utilities:</b>	Water Sewer Fuel Cable Telephone	City water City Sewer Natural Gas Available Available
<b>Acres:</b>	1.27 Lot dimensions: 188 x 305 x 144 x 363	
<b>Neighboring:</b>	Residential	
<b>General:</b>	150' of lakeshore on Lk Bavaria. Beautiful 1.27A lot in award winning development. Open to bldrs, bring your architect. Open spaces, parks & trails-beautiful area to build your dream lake home.	



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## 55318 Demographics

## Community-at-a-Glance

County Seat:

**Carver**

Population:

**17,449**

Median Age:

**32.2**

Average Family Size:

**3.31**

Median Single Family

Home Value:

**\$161,000**

Median Household Income:

**60,325**

Commute Time (minutes):

**24.4**

\*2000 US Census Data

General Characteristics	Number	Percentage
Total population	17,449	—
<i>Male</i>	8,725	50.0
<i>Female</i>	8,724	50.
Median age (years)	32.2	—
<i>Under 5 years</i>	1,698	9.7
<i>18 years and over</i>	11,779	67.5
<i>65 years and over</i>	1,014	5.8
Average household size	2.82	—
Average family size	3.31	—
Total housing units	6,235	—
Social Characteristics	Number	Percentage
Population 25 years and over	10,387	—
<i>HS graduate or higher</i>	9,513	91.6
<i>Bachelor's degree or higher</i>	3,331	32.1
Male, now married	3,965	64.2
Female, now married	3,718	58.9
Economic characteristics	Number	Percentage
In labor force	9,736	80.2
Mean travel time to work (minutes)	24.4	—
Median household income (dollars)	60,325	—
Median family income (dollars)	69,612	—
Per capita income (dollars)	25,368	—
Housing Characteristics	Number	Percentage
Single-family owner-occupied homes	3,758	—
<i>Median value (dollars)</i>	161,000	—
Median of selected monthly owner costs with mortgage (dollars)	1,320	—

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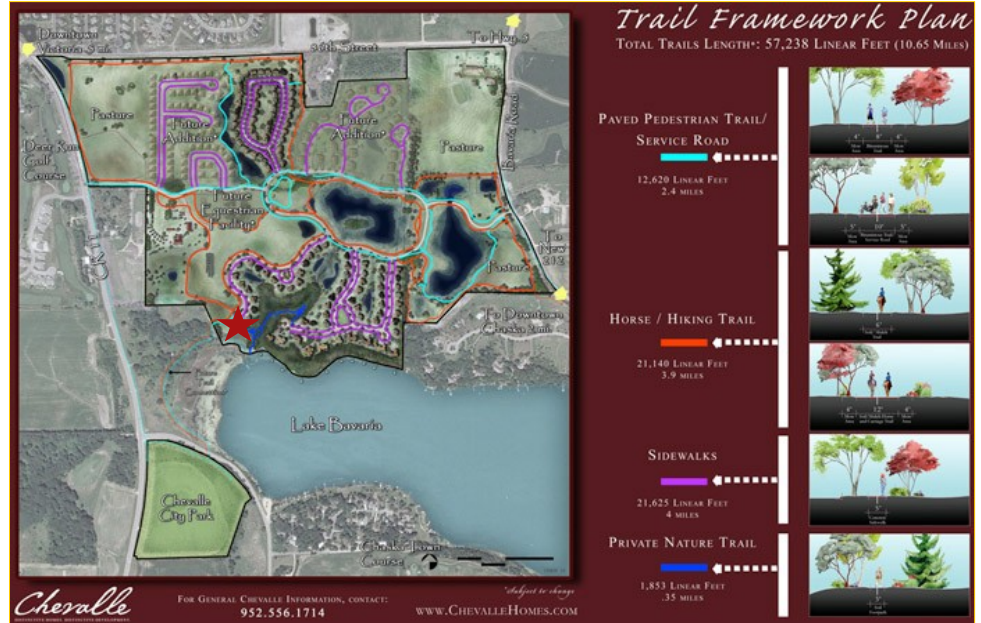
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## Summary

**Fun Fact:** *Chevalle* is French for horse, and Chevalle homeowners are allowed to keep and ride horses within the development!

## A Commitment to Conservation and Sustainability

The developers of Chevalle have ensured this neighborhood's prestige through distinctive restoration of the natural habitat and a commitment to preservation. 3606 Cavallo Pass is located at the end of a cul-de-sac and partially bordered by trees.



## Neighborhood features and amenities include:

- 300 acre development with 200 acres dedicated to conservation
- Association-maintained apple orchard
- Professionally maintained cutting flower and herb gardens
- 30 acres of wetlands restored to their natural state—these wetlands are filling with water for the first time in years!
- Four recreational parks—two public, two private
- 10+ miles of lighted, handicap accessible walking, biking and equestrian trails
- 98% of water is treated before draining into the lake or surrounding watershed
- Environmental resource interpretive placards placed throughout the development provide fun and useful information

The information herein was obtained from sources deemed to be reliable. The information includes projections, assumptions and estimates as examples only and of a forecast nature yet may not represent actual, current or future performance. We make no guarantees or warranties. It is submitted subject to the possibility of withdrawal without notice, errors, change of price, omissions, financing, rental or other conditions. You and your tax and legal advisors should conduct your own investigation of the property and contemplated or proposed transactions. Copyright 2011 ROCK SOLID Commercial.

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