



\$ 700,000

9755 Wedgewood Cir, Woodbury, MN 55125

- » Beds: 3 | Baths: 2 Full, 1 Half
- » MLS #: 7077783
- » Townhouse | 3,010 ft² | Lot: 10,890 ft²
- » More Info: [9755WedgewoodCirWoodbury.IsForSale.com](https://www.kimziton.com/9755WedgewoodCirWoodbury.IsForSale.com)



Kim Ziton
(612) 987-6835
kim@kimziton.com



Keller Williams Premier Realty
659 Bielenberg Dr
Suite 100
Woodbury, MN 55125
(651) 379-5252

Welcome to an exceptional villa opportunity in the highly sought-after McHattie's Pond Villas in Wedgewood, where peaceful nature views and refined living come together. Perfectly positioned on a quiet cul-de-sac this Pratt villa overlooks woods, water, and protected natural surroundings, offering a rare sense of serenity and privacy. The dramatic great room showcases a vaulted beamed ceiling, wood floors throughout, fireplace with stone surround, custom built-ins, and expansive windows that frame the private backyard setting. The updated enameled kitchen features quartz counters, stainless steel appliances, a charming built-in hutch, and beautiful flow into the light-filled vaulted sunroom. The spacious primary suite offers a walk-in closet and private bath with soaking tub, quartz counters, framed mirror, upgraded Toto toilet, and refined finishes. Multi-zone heating enhances comfort throughout the home. The walkout lower level is designed for entertaining with a second fireplace, built-in cabinetry, billiard area, bar with granite counters, patio access, wonderful storage, two additional bedrooms with walk-in closets, and a 3/4 bath. Completing the home is a rare three-car garage, ideal for additional vehicles and storage. Residents enjoy association-maintained living, with insurance included in the monthly dues, requiring only an inexpensive HO-6 interior policy. New Roof (2022). A rare opportunity for turn-key luxury in a

