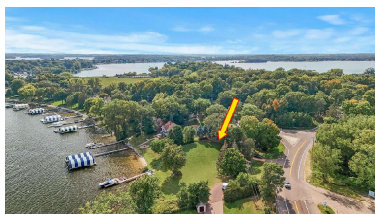




3705 North Shore Dr, Wayzata, MN 55391
1610 Shadywood Rd, Wayzata, MN 55391



4 BEDS | 5 BATHS | 6,730 SQ FT | 4+ GARAGE STALLS | 0.937+ ACRES



Welcome to an exclusive lakeside estate offering 135 feet of pristine, southeast-facing sandy bottom shoreline on Crystal Bay, an A-grade rated bay of Lake Minnetonka. This large lot is perfectly located, offering tranquility and walkability to some of the area's most sought-after amenities, including the historic Lafayette Club, Lake Minnetonka Regional Park, and the charming lakeside village of downtown Wayzata.



This 0.937-acre parcel possesses the spaciousness of a 1.26-acre lot, thanks to the adjacent City Easements that amplify its spaciousness. We will combine the 2 lots together, making a larger lot, or keep them separate and build 2 separate living structures, such as a mother-in-law suite or guest house, or expand your garage space to hold all of your lake toys – perhaps your very own tennis or pickleball court. There is potential to expand the lot another ~.22 acres to the south.

EXCEPTIONAL DESIGN MEETS LAKE LIFE

This is more than a lot—it's an invitation to craft your own private sanctuary at the water's edge. Lake Minnetonka spans over 14,000 acres and boasts more than 100 miles of shoreline, offering a lifestyle filled with boating, paddleboarding, sailing, and year-round fishing. From lazy summer days on the water to crisp winter mornings spent ice skating or ice fishing, life on Crystal Bay delivers beauty and activity through every season.

Architectural plans are available for a proposed 6,730 sq ft custom luxury home with a main-level owner's suite with a vaulted ceiling, indoor-outdoor covered lanai entertaining spaces, and a design that celebrates lakefront living and all the breathtaking views that go with it.

Enjoy having all the features like a His/Her closets with a large center island, luxury spa-like bath retreat area, Culinary Chef's kitchen with intricate custom ceiling vaults and wood beams, and a back pantry & scullery. A 3-sided fireplace connects the Great Room, dining, and kitchen. The mudroom not only has storage, but also a washer/dryer for easy access when coming in from the lake with all the suits and towels.

The Upper-level has amenities such as a bar, lounge, exercise room, Golf Simulator/Theater room, and guest retreat, and 3 bedrooms, each with a view of the lake, their own private ensuite and walk-in closet (2 have direct access to separate skydecks overlooking the lake).

