



BETH
JAMISON
605.359.0448



ANNE
NELSON
605.366.7729



JESSICA
BALTAZAR
605.261.8351

617 N Chestnut Blvd

\$2,350,000

Brandon, SD 57005

MLS#: 22305986

Remarks

An amazing home with a view to match. Home sits on 10 acres of land just outside the city of Brandon. Enjoy beautiful sunsets from the covered patio. You may even see a deer or turkey walk by. The horse barn features living quarters (w/ heat/ac and 3/4 bath), a hay loft, and 3 stables. Hundreds of trees have been planted to increase the privacy & serenity further. Species include Maple, Apple, Cherry, Peach, Oak, Birch, & Pine. The home is stunning & features 6 bedrooms w/ potential for up to 8. Main-floor laundry off the master closet. Upstairs bonus room is plumbed for a bathroom. The kitchen is a chef's dream & includes a butler's pantry, quartz counters, & plenty of cabinet space. The open concept is great for entertaining. You'll be sure to stay comfortable as the home has 3 zones for heat & AC. Basement includes 3 bedrooms (all w/ walk-in closets & 1 w/ en-suite bath), family room (plumbed for wet bar), a rec room, & plenty of storage. Spacious garage w/ epoxy floor & heat.

Property features

Bedrooms: 6
Bathrooms: 5
Year Built: 2021
Style: 1.5 Story
County: Minnehaha
Subdivision: Split Rock Estates
Taxes: \$11,480.04
Water: Rural Water
Sewer: Septic
Equipment: Gas Oven/Range,Microwave
Oven,Dishwasher,Disposal,Refrigerator,Ceiling
Fans,Washer,Dryer,Sump Pump,Smoke Detector,Garage
Door Opener,Security System

Lot Size: 474804
Garage Type: Attached
Garage Dimensions: 38x28
Garage Size: 3
Garage Amenities: Drain,Extra
Pad,Garage Heater
Elementary: Robert Bennis Es
Jr. High: Brandon Valley Ms
High School: Brandon Valley Hs



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Rooms	Level	Approx. Size	Description
Master Bedroom	Main	15 x 16	Full Bath With Dbl Sinks & WIC
Bedroom 2	Main	14 x 12	Dbl Closet
Bedroom 3	Main	13 x 14	Dbl Closet
Bedroom 4	Basement	14 x 13	Full Bath & WIC
Dining Room	Main	12 x 11	
Family Room	Basement	41 x 19	Plumbed For Wet-bar
Kitchen	Main	20 x 12	Stainless Appliances, Quartz Tops
Living Room	Main	20 x 18	Fireplace
Extra Room	Upper	38 x 16	Plumbed For Bathroom
Extra Room 2	Main	10 x 9	Office
Extra Room 3	Basement	22 x 14	Rec Room. 2-closets
Lot Size		474,804 sq ft	Other