



BETH
JAMISON
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ANNE
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JESSICA
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1400 Scarlet Oak Trl

\$2,590,000

Sioux Falls, SD 57110

MLS#: 22400319

Remarks

6+ Bedroom Modern Farm Style 2-Story Walkout that backs up to a bur oak, forest-like stretch of the Big Sioux River in northeast Sioux Falls' Arbor's Edge Addition. The house includes a 900 sq ft core floor garage addition. The newer back garage overlooks the newer backyard pool & outdoor living space. The newer created lower-level space under the core floor is a gym with full bath and laundry. The main floor includes a gourmet kitchen, walk-in pantry, living room & dining area that walks out to a covered back deck. The remainder of the main floor includes an executive home office, dining, half bath & mudroom. The second-floor master ensuite overlooks the backyard sanctuary, two additional bedrooms and a home theatre with its own $\frac{3}{4}$ bath making it an optional second ensuite. The lower walkout level consists of a full kitchen with dining area, large family room with fireplace and gym. The backyard boasts the swimming pool & multi-tiered deck. \$1M+ in capital improvements since last sold.

Property features

Bedrooms: 6
Bathrooms: 6
Year Built: 2018
Style: Two Story
County: Minnehaha
Subdivision: Arbors Edge Addn
Taxes: \$20,800.92
Water: City Water
Sewer: City Sewer
Equipment: Electric Oven/Range,Microwave
Oven,Dishwasher,Disposal,Refrigerator,Ceiling
Fans,Washer,Dryer,Humidifier,Sump Pump,Smoke
Detector,Air Exchanger,Sound System,Garage Door
Opener,Security System

Lot Size: 25230
Garage Type: Attached
Garage Dimensions: 30 x 36-
30x30
Garage Size: 8
Garage Amenities: Drain,Garage
Heater,Oversized,Separate
Workshop,Water Hook Ups
Elementary: Fred Assam Es
Jr. High: Brandon Valley Ms
High School: Brandon Valley Hs



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Rooms	Level	Approx. Size	Description
Master Bedroom	Upper	27 x 16	FP, Door To Deck, Master Bath, Wlk In Cl
Bedroom 2	Upper	12 x 14	Dbl Closet, Jack & Jill Bathroom
Bedroom 3	Upper	12 x 13	Dbl Closet, Jack & Jill Bathroom
Bedroom 4	Basement	15 x 13	Walk In Closet
Dining Room	Main	14 x 10	Open Concept, Beautiful View
Family Room	Basement	27 x 22	FB, Wlk Out, Kitchenette
Kitchen	Main	17 x 14	Granite Counters & Hidden Pantry
Living Room	Main	21 x 17	FP, Soaring Windows, 9 Ft Ceiling
Extra Room	Basement	14 x 14	Bedroom, Wlk In Closet
Extra Room 2	Main	12 x 12	Office
Extra Room 3	Main	14 x 12	Formal Dining, Alder Built Ins
Extra Room 4	Upper	10 x 17	Sink, Folding Area, Dbl Closet, Storage
Lot Size		25,230 sq ft	City Lot, Walk-Out