



BETH
JAMISON
605.359.0448



ANNE
NELSON
605.366.7729



JESSICA
BALTAZAR
605.261.8351

9004 E Torrey Pine Cir

\$2,550,000

Sioux Falls, SD 57110

MLS#: 22304863

Remarks

TWO heavily wooded cul-de-sac lots totaling over 1.5 acres of peaceful nature with access to the Sioux River. Custom home by Sioux Falls' premier builder, Jarrod Smart. Zero entry Ranch Walkout has hardwood floors reaching to a bank of windows for a breath taking view upon entry. Gourmet kitchen highlighted by center island, gas range, double ovens, built-in Miele coffee maker, walk through pantry w/prep area. Master suite includes tiled shower w/multiple programmable zones, soaking tub & LOTS of closet space. 3 season screened deck overlooking backyard oasis w/pool, massive patio, firepit & PRIVACY. 5 lower level bedrooms, two w/private baths plus a guest wing w/3 bedrooms, laundry & full bath w/3 sinks & separate shower & water closet. Walkout family room w/fireplace & pool access. Theater/game room includes wet bar area. Dedicated craft room w/huge closet! 5+ stall main garage with water & drains plus additional lower level storage garage. In floor heat in garage & lower level.

Property features

Bedrooms: 6
Bathrooms: 5
Year Built: 2016
Style: Ranch
County: Minnehaha
Subdivision: Arbors Edge Addn
Taxes: \$17,827.72
Water: City Water
Sewer: City Sewer
Equipment: Electric Oven/Range,Gas
Oven/Range,Microwave
Oven,Dishwasher,Disposal,Refrigerator,Humidifier,Sump
Pump,Smoke Detector,Air Exchanger,Sound System,Garage
Door Opener,Security System,Other

Lot Size: 66021
Garage Type: Attached
Garage Dimensions: 30x28 +
24x24
Garage Size: 6
Garage Amenities: Drain,Garage
Heater,Oversized,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	Main	15 x 14	2 Sinks, Tile Shower, 5 Zones, Soak Tub
Bedroom 2	Basement	13 x 12	3/4 Bath, Walk-out To Pool Area,
Bedroom 3	Basement	12 x 14	Full Bath, WIC Closet, Loft Area
Bedroom 4	Basement	12 x 12	WIC Across Hall From Bath
Dining Room	Main	17 x 10	Wood Floor, Amazing View
Family Room	Basement	22 x 20	FP, Walkout To Pool & Patio
Kitchen	Main	17 x 13	White Cabs, Massive Island, Gas Range
Living Room	Main	23 x 19	Wood Floor, Beam, Wall Of Windows, FP
Extra Room	Basement	26 x 23	Theatre, Wet Bar Area
Extra Room 2	Basement	15 x 12	Craft Room, Built-in Cabs, Huge WIC
Extra Room 3	Main	9 x 9	Drop Zone, Bench & Hooks
Extra Room 4	Main	11 x 9	Laundry W/ Sink & Counter Space
Lot Size		66,021 sq ft	Cul-De-Sac, Walk-Out