

WOODED LOTS WITH MATURE TREES IN THE HEART OF LAKE COUNTRY

- Close proximity to lakes, parks, excellent schools, athletic clubs and shopping with easy access to Hwy 16.
- The lots are not in a subdivision. No subdivision restrictions, homeowners' association or architectural boards.
- Lots will be sold as a home and lot package.

LOT 1

- 1.33 acres
- Backs up to a wooded conservancy
- Lot Price: \$149,900

LOT 2

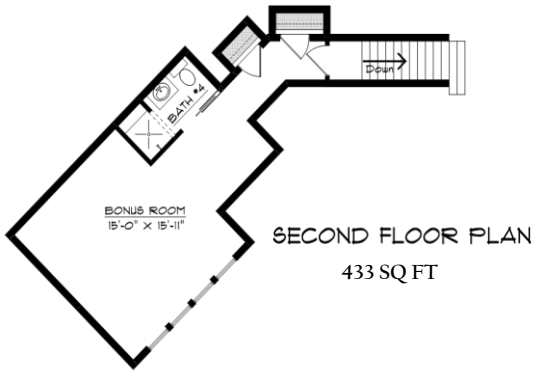
- 1.02 acres
- Possible 4-foot west exposure
- Lot Price: \$109,900

LOT 3

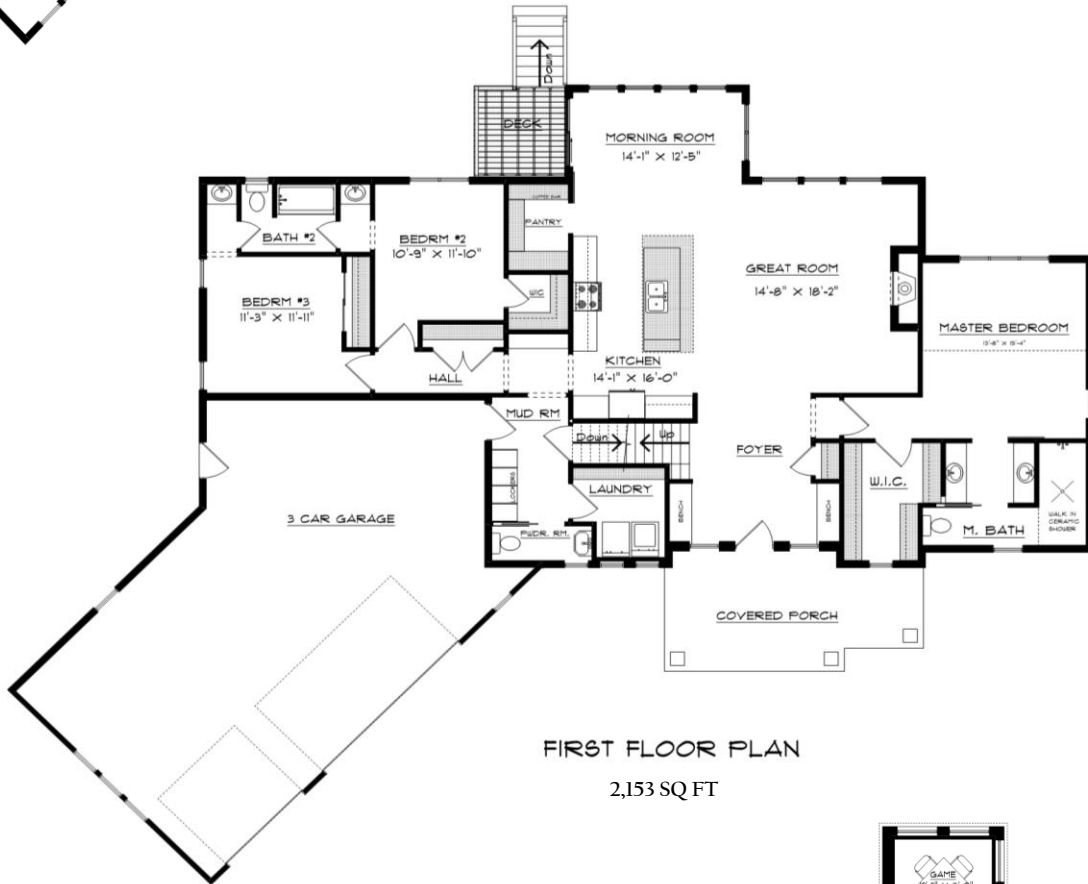
- 1.34 acres
- Home for Sale - \$799,900
- 2,586 Square Foot 4 Bedroom Split Ranch



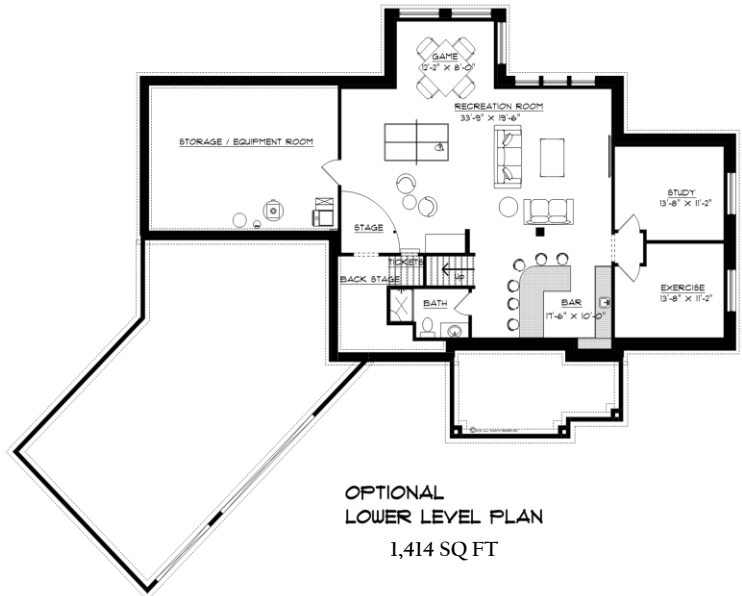
Call Brian Gilmore 414-333-0404 for more information.



SECOND FLOOR PLAN
433 SQ FT



FIRST FLOOR PLAN
2,153 SQ FT



OPTIONAL
LOWER LEVEL PLAN
1,414 SQ FT

The Pioneer

Foyer

- Grand entry foyer with shiplap walls and open to second story bonus room
- Cream city brick tile flooring

Staircase

- Custom mill made stairs to 2nd floor and lower level with stained white oak treads and painted stringers and risers

Kitchen/Morning Room/Great Room

- Custom painted maple cabinets with open shelving and large shiplap island
- Large butler's pantry with coffee bar, custom maple shelving, and openings for owner's wine cooler and microwave
- Quartz countertops
- 10-foot ceilings with oversized windows and transoms
- 3/4" solid, distressed white oak flooring (real wood - not laminate or engineered)
- Floor to ceiling natural stone fireplace with barn beam mantel and energy efficient direct vent Heat N Glo fireplace unit

Master Bedroom Suite

- Large walk-in-closet with custom shelving to maximize space
- Custom His and Her separate vanities with quartz countertops
One vanity has a removable middle section for future ADA accessibility
- Large walk in curbless shower with custom tile walls and Kohler Hydro shower bar with large rain shower head and separate handheld unit
- Laing pump and recirculation line installed to master bath for instant hot water to save on water and energy bills
- Separate water closet area

Bedrooms 2 and 3

- 3/4" solid, distressed white oak flooring (real wood - not laminate or engineered)
bedrooms share a Jack and Jill bathroom with real tile floors, separate tub/shower, water closet area, private custom barnwood vanities with quartz countertops

Mud Room

- Mud room is conveniently located off garage, featuring tile floor, separate drop zone area, and custom lockers

Powder Room

- Private Powder room with tile floor and unique pine wood vanity

Laundry Room

- 10-foot ceilings with windows to front yard, tile floor, quartz countertop, mechanical hookups for owner's washer and dryer. Both 220 electric and gas hookups at dryer location

Garage

- 3.5 car garage with extra room for storage or work shop, 8' high steel insulated doors, garage is insulated and drywalled complete and roughed in for future garage heater

Other Inclusions

- Lennox Elite 96% High-Efficiency two-stage variable speed furnace
- 200-amp electrical service/40 circuit panel
- LP Smart Siding and LP Smart Trim
- Energy efficient 2x6 exterior walls
- 3" Spray foam in box sills
- CertainTeed landmark Max Def Pro roof shingles
- Lennox 3.5-ton 13 SEER air conditioner
- Seamless aluminum gutters and downspouts
- Tyvek home wrap
- R-50 ceiling insulation
- 50-gallon power vented water heater



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