

# The Waterford Traditional

## MODEL



**As Is Home Price On Your Lot  
(Including the Finished Lower Level)**

**\$769,900\***

Canopy Hill (Lot 97)

1211 Kiddle Lane Union Grove, WI 53182

### Model Home

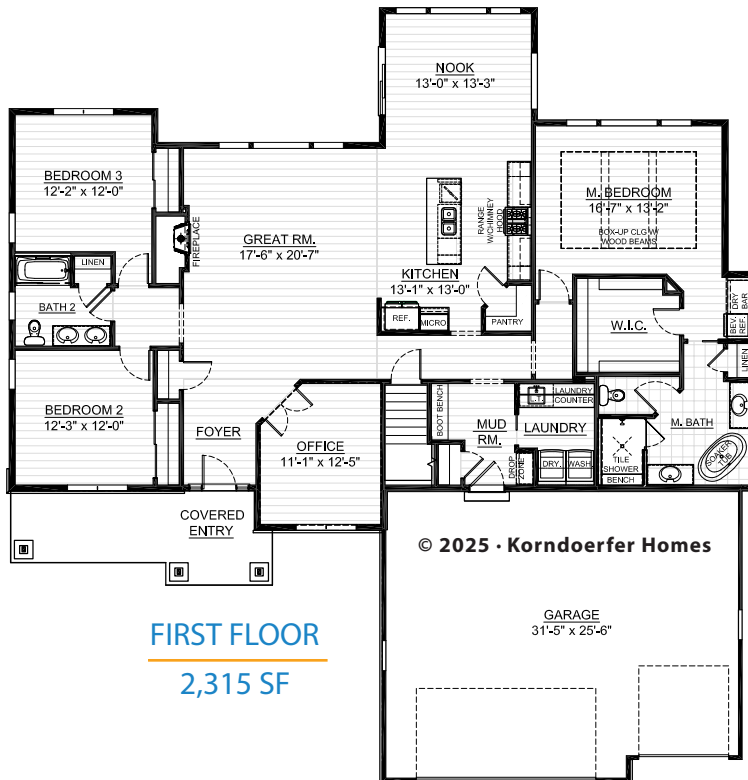
- 4 Bedrooms
- 3 Bathrooms
- 3,760 SF
- 3-Car Garage

### Base Plan

- 3 Bedrooms
- 2-2.5 Bathrooms
- 2,171 SF
- 2-Car Garage

### Directions:

I-94 to Hwy 20. West to Spring Street. Left on Spring Street. Left on Hwy 45/S. Colony Ave. Right onto 58th Road into neighborhood. Left on York Street to home on the right.



\*As Is Home Price is subject to change without notice & excludes the following: furniture, decorating, tvs, window treatments, lot, turn-key costs, site improvement package, driveway, walkway, patio, landscaping & irrigation.

More Information on Other Side →



### ASK RYAN!

Online Sales Consultant  
262-884-9551  
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09/11/25



# THE WATERFORD TRADITIONAL MODEL

## ADDITIONAL INVESTMENTS IN THIS HOME\*

### EXTERIOR

James Hardie® Dream Collection  
fibercement lap siding, fossil windows,  
natural stone & address stone

Pella 250 series® windows & patio door

4' extended three car front entry garage  
w/ two-sided insulated steel overhead  
doors, ultra quiet openers w/cameras,  
& entire garage is fully insulated &  
drywalled w/ base molding

Therma-Tru® fiberclassic oak entry door  
with ¾ glass & ¾ glass sidelites

Concrete driveway, walkway, & patio

Professional landscaping w/ gas firepit  
& irrigation system

### KITCHEN

Designer Kitchen layout w/ additional  
30" stained cabinets on range wall,  
crown molding, 42' wall cabinet &  
drawer base cabinets

Upgraded level of quartz countertops,  
Kohler® Ludington sink, herringbone  
mosiac natural stone tile backsplash &  
under cabinet lighting

Walk-in pantry with custom shelving,  
auto light, and stained frosted door

GE® Cafe French door refrigerator  
w/ built in look, slide-in gas range  
w/ convection, dishwasher & glass  
chimney hood in stainless steel finish

### MAIN LEVEL

4' bump to rear of nook

3' rear bump to modify bedroom 2/3 &  
bath 2

10' ceiling & transom windows in great  
room

Heat & Glo® 6K gas fireplace w/ blower,  
touchscreen remote, tile surround & box  
mantle w/ returns

Office w/ solid core glass swing double  
doors & wainscoting

Luxury vinyl plank flooring throughout  
first floor excluding master bath

5' tub/ shower w/ tiled walls to ceiling,  
niche & painted vanity, double bowl  
sink w/ quartz countertop & additional  
window in bath 2

Jamb and cased windows & patio door

Separate laundry room features GE®  
washer/dryer, sink, hanging rod, quartz  
countertop, & painted cabinets w/  
crown molding

Built in boot bench & drop zone w/  
painted cabinets in mudroom

Decorative trim above the front door in  
foyer

### MASTER SUITE

Box up ceiling w/ stained wood beams

Coffee bar w/ beverage refrigerator &  
floating shelves

Large walk-in closet w/ custom closet  
system

Deluxe master bath w/ dual stained  
vanities, quartz countertops, backlit  
mirrors, rectangular sinks, separate  
commode room

Zero entry shower tiled to ceiling,  
bench, wall-to-wall shelf, shower head &  
glass door

Freestanding Kohler soaker tub

30" side bump to accommodate coffee  
bar and expanded bathroom space

### LOWER LEVEL

Rec/media area, bedroom 4, bath 3, &  
finished stairs with half wall

Monarch Quarry View Escape Well  
in rec room w/ partial lookout to  
landscaped square tiered stone wall

Wet bar w/ stained cabinets, quartz  
countertop w/ snack bar, sink, floating  
shelf & beverage refrigerator

Vanity w/ quartz countertop,  
rectangular sink, 5' shower module w/  
sliding glass door & luxury vinyl plank  
flooring in bath 3

9' foundation walls

Two Zone HVAC

Active radon system

Painted basement floor in unfinished  
area

### ADDITIONAL OPTIONS

Smooth drywall finish

Solid core doors

5 ½" base & 3 ½" casing

8 lb carpet pad

Melamine shelving

Ecobee® camera doorbell

Lutron® Caseta smart lighting & rocker  
switches

Personalized Evoke® LVP flooring ,  
Mohawk® carpeting & Moen® faucets

Custom paint, hardware, mirrors &  
Maxim® light fixtures

Home security system

Whole home generator package

\*This list is not intended to be all inclusive.  
See our New Home Consultant for details.



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