

# The Geneva Estate

## Ready Home for Sale



Driveway & Landscaping not included.  
Not actual home, but similar plan.

**\$749,900\***

### Summer Occupancy

Canopy Hill (Lot 67)  
347 York Street  
Union Grove, WI 53182

- 3 Bedrooms
- 2 Bathrooms
- 2,033 SF
- 3 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 left.

\*Price subject to change without notice.



### KITCHEN FEATURES

Designer kitchen with stained cabinets with crown molding & soft close doors/drawers  
Quartz countertops, tile backsplash, painted island w/ snack bar  
Walk-in pantry w/ melamine shelving  
GE® designer kitchen appliance package w/built-in microwave, dishwasher, slide-in gas range, chimney hood, & built-in look French door refrigerator in slate finish

### MAIN LEVEL FEATURES

11' ceiling in great room  
Transom windows in great room & office  
Luxury vinyl plank flooring in foyer, kitchen/nook, office, great room, laundry, mudroom & hallways  
Gas fireplace w/stacked stone surround & boxed mantel  
Built-in boot bench in mudroom  
Laundry room w/ cabinet & utility sink w/ under cabinet storage  
Luxury vinyl plank flooring, linen closet & window above shower in bath 2  
Linen closet in hall 2  
Additional windows & select jamb & cased windows  
4 1/4" base & 3 1/2" casing  
Office w/ glass double swing doors

### MASTER SUITE FEATURES

Box up ceiling w/ crown molding  
Large walk-in closet  
Double bowl vanity  
Separate commode room  
Large corner walk-in tiled shower w/ swing glass door & wall-to-wall tile shelf  
Tile flooring

### ADDITIONAL FEATURES

4' lookout w/ triple sliding windows in the basement  
2' side bump to bath 2 & 3' bump to nook  
Basement bathroom plumbing rough in  
Solid core doors  
2x6 Construction  
Orange peel drywall finish  
Ultra quiet garage door opener  
Azek® deck  
Focus on Energy Certified  
Pella® Windows  
Dura Supreme® Cabinets  
Moen® Faucets & Kohler® Toilets  
Maxim® Light Fixtures  
Builder Warranty Included

Floor Plan on Other Side →

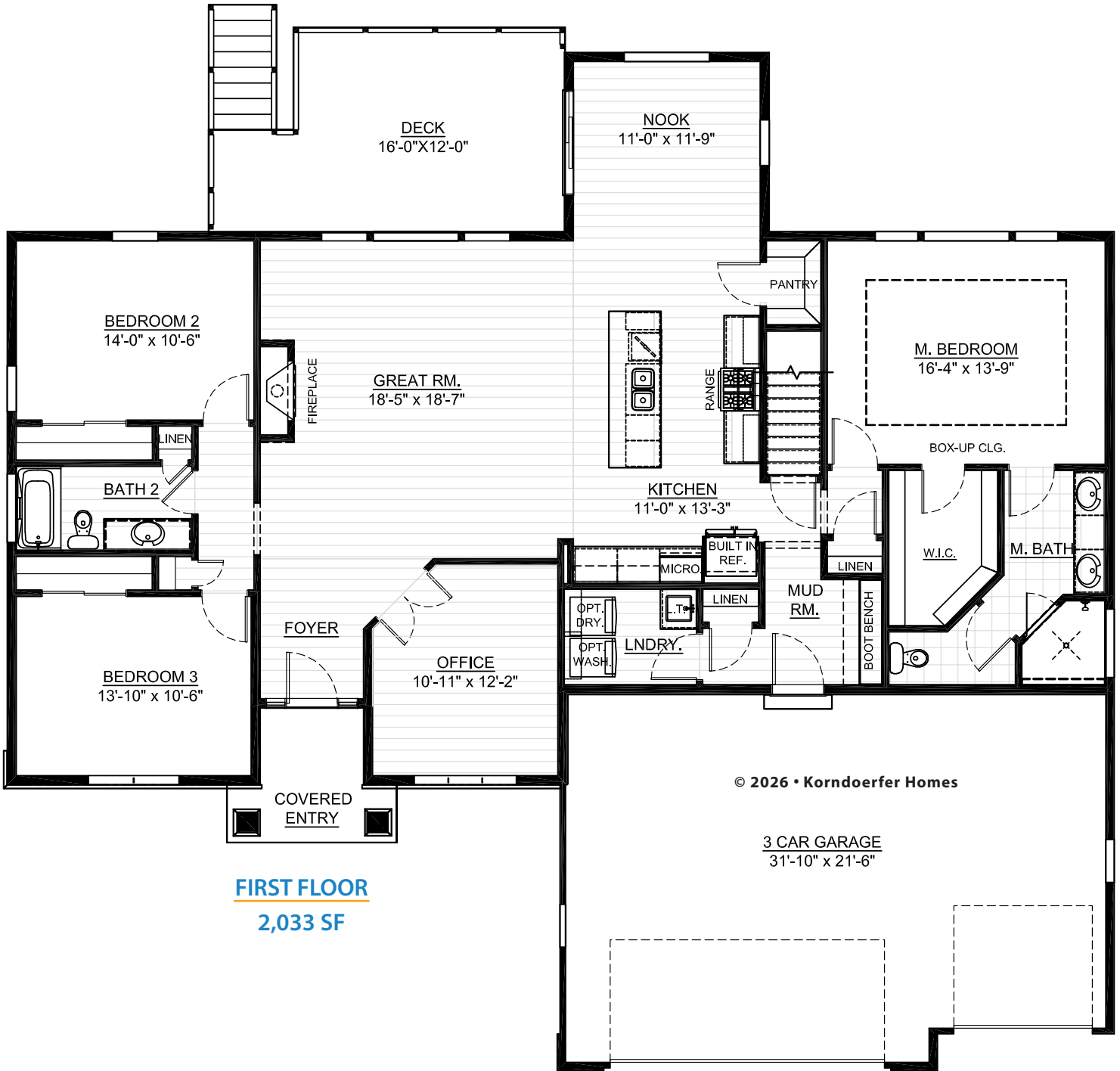


### ASK RYAN!

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# The Geneva Estate Floor Plan



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