

# The Andover Estate

## MODEL



As Is Home Price On Your Lot

**\$935,900\***

Swan Ridge Farms (Lot 36)  
9954 N Migratory Lane  
Mequon, WI 53097

**Model Home**

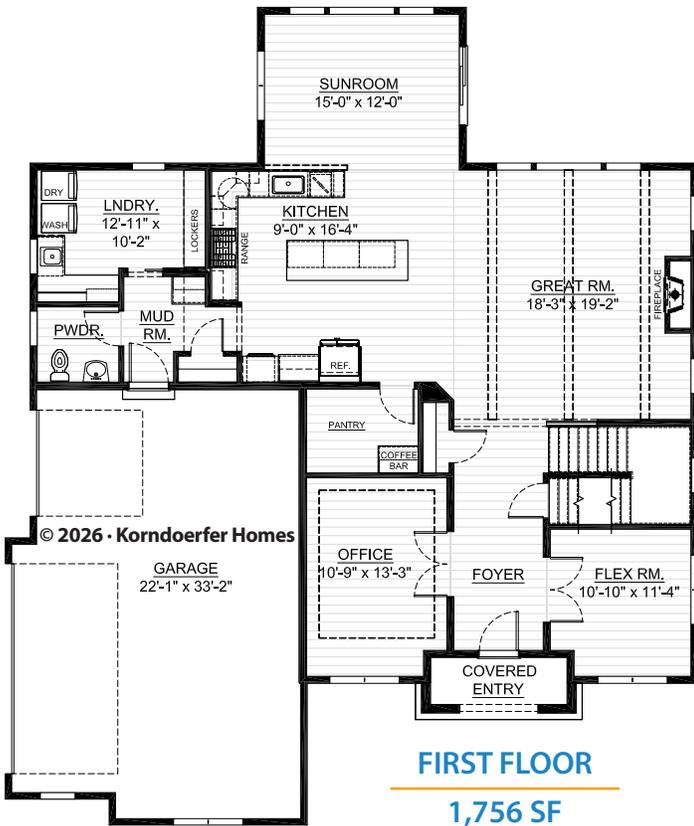
- 4 Bedrooms
- 3.5 Bathrooms
- 3,337 SF
- 3-Car Garage

**Base Plan**

- 4-5 Bedrooms
- 2.5 Bathrooms
- 3,104 - 3,140 SF
- 2-Car Garage

**Directions:**

I-43 exit Mequon Road/Hwy 67 West to N Swan Road. Left on N Swan Road. Right on Tundra Drive. Left on Migratory Lane to home on the left.



\*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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# THE ANDOVER ESTATE MODEL

## ADDITIONAL INVESTMENTS IN THIS HOME\*

### EXTERIOR

James Hardie® Dream Collection fibercement siding & trim, natural stone, white mortar & stone lintels

Increased roof pitches at porch, garage, main roof & sunroom

Pella Impervia® windows & 8' patio door & 8' Therma-Tru® fiberclassic oak entry door w/ ¾ glass (sidelites removed)

Oversized three car side entry garage w/ 8' double steel face overhead doors, wall-mounted ultra quiet openers w/ Hi-Lift tracks, extra keypad, coated floor & entire garage is fully insulated & drywalled

Dusk to dawn sensors & lamp post

Concrete driveway, walkway, patio & professional landscaping w/ gas firepit & irrigation connection

### KITCHEN

Luxury Kitchen layout w/ painted 42" wall cabinets w/ crown molding, drawer base cabinets & roll trays & oversized island w/ L-shaped snack bar & decorative end panels

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

Walk-in pantry w/ coffee bar w/ stained cabinets & quartz countertop, custom shelving & reeded glass door

GE® Cafe French door refrigerator w/ built in look, gas cooktop, oven/ microwave combo & dishwasher in stainless steel finish w/custom brushed bronze knobs & decorative 36" wood hood w/ 350 CFM fan insert

### MAIN LEVEL

10' ceiling on first floor

16' x 12' sunroom w/ flat ceiling & transom windows

Stained wood beams & transom windows in great room

Heat & Glo® 6K gas fireplace w/ touchscreen remote & custom tile surround to ceiling & shelf mantle w/ returns

Office w/ box down ceiling w/ stained crown molding, solid core glass swing double doors & stained wainscoting

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

Drop zone w/ quartz countertop, stained cabinets & undercabinet lighting in mudroom

Luxury vinyl plank flooring throughout

Guest Suite w/ 5' shower w/ tiled walls to ceiling, wall-to-wall tile niche & sliding glass door, stained vanity w/ rectangular sink & quartz countertop, tall linen cabinet w/ crown molding & pocket door

Linen closet in Family Retreat

### LOWER LEVEL

Monarch Quarry View escape wells

9' foundation walls

Active radon system

Second water meter

Battery back up sump pump

Painted basement floor

Basement bathroom rough in

Utility sink rough in

T for future HVAC zone

### ADDITIONAL OPTIONS

Smooth drywall finish

Shaker style solid core doors throughout - 8' tall on first floor & pocket doors w/ soft open/close hardware

5 ½" base & 3 ½" casing

Jamb and cased windows & patio door

Melamine shelving

Ecobee® camera doorbell & thermostat w/ voice control

Lutron® Caséta smart lighting at mudroom control panel & rocker switches

Personalized Evoke® LVP flooring , Mohawk® carpet w/ 8 lb pad, Daltile® tile flooring & 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.

### PRIMARY SUITE

Box up ceiling w/ painted crown molding

Large walk-in closet & additional closet both w/ custom closet systems

Deluxe primary bath w/ personalized tile flooring, dual stained vanities w/ cabinet in between, quartz countertops, rectangular sinks, tall linen cabinet & separate commode room

Shower tiled to ceiling, bench, wall-to-wall shelf, handheld shower & glass swing door

Two Zone HVAC

### UPPER LEVEL

Jack & Jill bathroom w/ double bowl sink, painted vanity & separate commode/tub room w/ 5' shower w/tiled walls to ceiling, tile niche, rainshower & sun tunnel w/ night light



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