

# The Waterford Traditional

## MODEL



Canopy Hill (Lot 97)  
1211 Kiddle Lane Union Grove, WI 53182

### Model Home

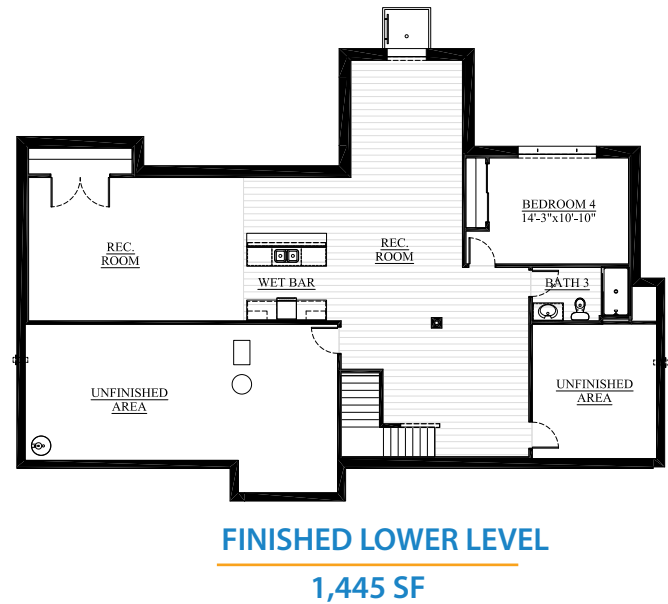
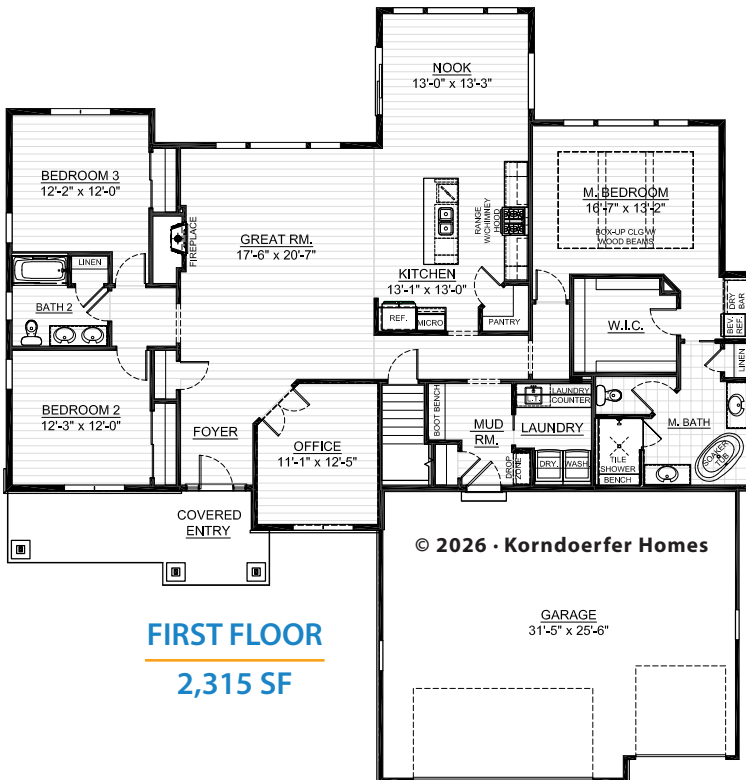
- 4 Bedrooms
- 3 Bathrooms
- 3,760 SF
- 3-Car Garage

### 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 45/5. Colony Ave. Right onto 58th Road into neighborhood. Left on York Street to home on the right.



More Information on Other Side →



### ASK RYAN!

Online Sales Consultant  
262-884-9551  
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# 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, 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 mosaic 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

Ecobee® camera doorbell

Lutron® Caseta smart lighting

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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