

# The Waterford Craftsman



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

**\$839,900\***

**May Occupancy**

Fox River Falls (Lot 84)  
N56W20728 Carnoustie Way  
Menomonee Falls, WI 53051

3 Bedrooms

2 Bathrooms

2,171 SF

3 Car Garage

**Directions:** I-45 Exit Silver Spring Drive. West to Muirfield Drive (just west of Lannon Rd.). Right on Muirfield Drive into neighborhood.

\*Price subject to change without notice.



## KITCHEN FEATURES

Designer kitchen with staggered maple cabinets with crown molding, soft close doors/drawers, roll trays, undercabinet lighting & built-in look refrigerator panel  
Quartz countertops, tile backsplash, Kohler Cairn sink, & island w/ flush snack bar  
Large corner pantry with melamine shelving  
GE® kitchen appliance package w/built-in microwave, dishwasher, slide-in gas range, chimney hood & French door refrigerator in stainless steel finish

## MAIN LEVEL FEATURES

Mohawk® luxury vinyl plank flooring in kitchen, nook, great room, flex room, foyer, mudroom, laundry room, bath 2 & hallways  
11' ceiling height/box up ceiling in great room & transom window  
Gas fireplace w/ stacked stone & boxed mantel  
Separate laundry & mudroom  
Bath 2 w/ tiled surround above tub & linen closet  
Built-in boot bench in mudroom  
Cabinets, countertop/folding table in laundry room  
Casing & jamb for select windows & patio door  
Solid core swing doors  
4 1/4 base & 3 1/4 casing

## MASTER SUITE FEATURES

Box up ceiling  
His & hers vanities w/ drawer in between  
Walk-in tiled to ceiling shower w/swing glass door & wall-to-wall tile shelf  
Tile flooring  
Separate commode room

## ADDITIONAL FEATURES

Fibercement siding, trim, corner boards & wraps  
Azek® Deck  
Finished basement staircase w/ half wall  
Bathroom plumbing rough in  
Walkout exposure  
4' side bump out  
Garage w/ ultra quiet door openers  
2x6 Construction  
Pella® Windows  
Moen® Faucets & Kohler® Toilets  
Dura Supreme® Cabinets  
Maxim® Light Fixtures  
Builder Warranty Included  
Focus on Energy Certified



### ASK RYAN!

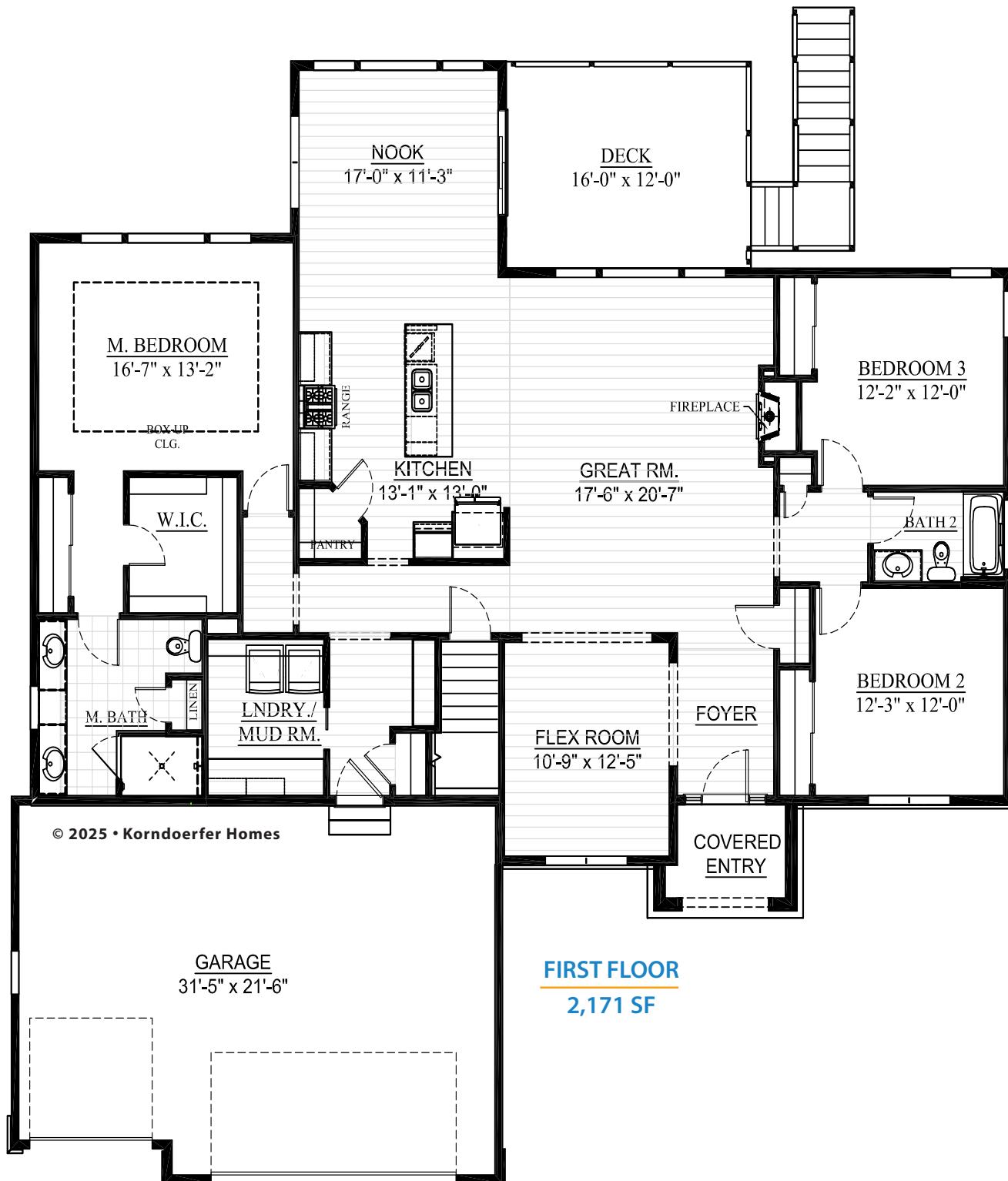
Online Sales Consultant  
262-884-9551  
[sales@korndoerferhomes.com](mailto:sales@korndoerferhomes.com)

Floor Plan on Other Side →

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# The Waterford Craftsman Floor Plan



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