

The Geneva Estate

Ready Home for Sale



\$709,900*

Pending

Canopy Hill (Lot 38)
1117 5th Avenue
Union Grove, WI 53182

- 3 Bedrooms
- 2 Bathrooms
- 1,933 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 5th Ave to home on the right.

*Price subject to change without notice.



KITCHEN FEATURES

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

MAIN LEVEL FEATURES

Evoke® luxury vinyl plank flooring in kitchen, nook, great room, office, foyer, bath 2, mudroom, laundry room & hallways
11' ceiling height in great room, office & foyer
Transom windows in great room
Gas fireplace w/ stone surround & boxed mantel w/ returns
Office w/ double glass doors
Separate laundry & mudroom
Built-in boot bench in mudroom
Counter/folding table, cabinet, GE® washer & dryer, sink & melamine shelving in laundry room
Casing & jamb for select windows & patio door
4 ¼" base & 3 ½" casing & solid core swing doors
Orange peel drywall finish
Custom paint

MASTER SUITE FEATURES

Box up ceiling w/ crown molding
Large walk-in closet
Double bowl vanity
5'x5' corner walk-in tiled shower w/swing glass door, & wall-to-wall tile shelf
Tile flooring
Separate commode room

LOWER LEVEL FEATURES

Walkout exposure w/ sliding glass door & windows
Partial half wall at bottom of basement staircase
Basement bathroom plumbing rough in

ADDITIONAL FEATURES

Driveway, walkway & landscaping
Designer siding
Fibercement trim, corner boards & wraps
Azek® deck
2x6 Construction
Focus on Energy Certified
Pella® Windows
Starved Rock® Cabinets
Moen® Faucets & Kohler® Toilets
Maxim® Light Fixtures
Builder Warranty Included

[Floor Plan on Other Side →](#)



ASK RYAN!

Online Sales Consultant
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DECK
16'-0" x 12'-0"

NOOK
11'-0" x 11'-9"

BEDROOM 2
12'-0" x 10'-6"

GREAT RM.
18'-5" x 18'-7"

KITCHEN
11'-0" x 13'-3"

PANTRY

M. BEDROOM
16'-4" x 13'-1"

BOX-UP CLG.

BATH 2

FOYER

OFFICE
10'-11" x 12'-4"

LAUNDRY

MUD RM.

W.I.C.

M. BATH

TILE SHOWER

COVERED ENTRY

GARAGE
31'-10" x 21'-7"

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FIRST FLOOR
1,933 SF

